



FIVE-YEAR CONSOLIDATED PLAN

FY 2016-2020

This five-year Consolidated Plan, and first, one-year Action Plan, is also the federal application for federal housing and community economic development resources for the Portland Consortium of the City of Portland, City of Gresham, and Multnomah County. It is updated each year of the five years with an annual Action Plan.



Photos are courtesy of the City of Gresham, City of Portland and Multnomah County.

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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2016-2020 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. 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). This Consolidated Plan includes the 2016-2017 Annual Action Plans for members of the Consortium.

- CDBG Program Objectives: Provide decent housing; Create suitable living environments; Expand economic opportunity
- HOME Program Objectives; Expand the supply of decent, safe, sanitary and affordable housing.
- ESG Program Objective: Reduce and prevent homelessness.
- HOPWA Program Objective: Provide housing for persons with HIV/AIDS.

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below:

Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)

Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)

This goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population

appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.

Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

This goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below:

1. Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)

The five year objective is assist over 21,176 thousand households access to affordable housing choice, including safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing. See table 1.a, "Increase and preserve affordable housing choice outcomes."

2. Basic services & homelessness prevention/intervention (Need); Reduce homelessness and increase stability (Goal)

The five year objective of this goal includes preventing and reducing homelessness and increasing stability for over 77,337 residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education. See table 1.b, "Reduce Homelessness and Increase Stability."

3. Community economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

This goal includes improving infrastructure, facilities, economic opportunities and economic development. The objective is to serve over 10,000 people with employment and assist over 1,750 business create jobs over five years. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects to accomplishing this goal focus on employment training, employment referrals and job creation. Portland focuses it resources on employment and training strategies and small business supports. The Consortium believes that these strategies are essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses are supported through other resources. In addition to micro-enterprises and business development, future projects may support public facilities, parks and transportation improvements. See table 1.c, "Infrastructure, facilities, economic opportunity outcomes."

Affordable Housing Choice Goal	Portland Outcome	Gresham Outcome	Multnomah County Outcome	Unit of Measure	Total
Rental Units Constructed	5,000	NA	NA	Housing Unit	5000
Rental Units Rehabilitated	750	170	41	Housing Unit	961
Homeowner Housing Rehabilitated	4,250	80	70	Housing Unit	4400
Business	10	NA	NA	Housing Unit	10
Single Family Financial Assistance	10,500	NA	NA	Housing Unit	10500
HOME Gresham and Multnomah County	55	NA	NA	Households	55
				o	
Total	20,565	250	111		20,926

Table 1 - a: Increase and preserve affordable housing choice outcomes

Goal Outcome Indicator	Portland	Gresham	Multnomah County	Unit of Measure	Total
Public Service Activity other than Low/Moderate Income Housing Benefit	425	26,000	385	Persons Assisted	26,810
Public Housing service activities for Low/Moderate Income Housing Benefit	5,000	NA	94	Households Assisted	5,094
Tenant Based rental assistance/Rapid Rehousing	0	520	33	Households Assisted	553
Overnight Emergency Shelter/Transitional Housing beds added	0	NA	NA	Beds	0
Housing for people with HIV/AIDS	2,500	NA	NA	Housing Units	2,500
Other homelessness prevention	NA	400	0	Households	400
Total	7925	26,920	512	Households	35357

Table 2 - b: Reduce homelessness and increase stability outcomes

Outcome Indicator	Portland	Gresham	Multnomah County	Units of Measure	Total
Jobs created/retaind	10000	NA	NA	Jobs	10000
Businesses Assisted	1750	NA	NA	Businesses Assisted	1750
Total	11750	N A	NA		11750

Table 3 - c: Infrastructure, facilities, economic opportunity (jobs, employment training, placement) outcomes

3. Evaluation of past performance

The City of Portland, the City of Gresham and Multnomah County have made significant progress over the years in meeting needs. The organizational structure includes coordination between departments within the Consortium jurisdictions, as well as, coordination with agencies outside the Consortium, including Metro and Home Forward. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure and fostering a system and improvements to spur economic development.

A key part of the evaluation process has been the development of strategic questions related to accomplishments. Are activities and strategies making an impact on identified needs? What indicators best describe results? Are major goals on target? What are the barriers that have a negative impact on fulfilling the strategies and overall vision? What adjustments or improvements to strategies and activities might meet community needs more effectively?

The upcoming Analysis of Impediments to Fair Housing will help focus on these strategic questions. The Consortium partners include metrics that will annually evaluate the Five-Year goals, priorities and strategies and these will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER). Consultation will be held with leadership, public officials, partner agencies and community stakeholders.

Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and a Home for Everyone. In addition, HUD has designated the Consortium area a Preferred Sustainability Status Community. Metro, our local regional government which includes jurisdictions in Clackamas and Washington counties, coordinates a number of planning efforts to advance the sustainability of this region. Metro has also created regional “opportunity maps” that illustrate challenges and offers strategies to create communities where everyone has access to opportunities like jobs, education, housing, parks, transportation and basic services. Home Forward (our Housing Authority) is a key partner and provider to Consortium members. These and other partnerships, built over the years, are the basis for past successful performance and a promising path forward. The Consortium has a strong planning system in place, but we recognize that decreased funding and public support is always a challenge to implementation.

4. Summary of citizen participation process and consultation process

The consultation process for this Consolidated Plan was extensive, giving citizens and service providers many opportunities to contribute. Citizen Participation was conducted through two Community Need Hearings, focus groups, door knocking, four public meetings about barriers to Fair Housing, a regional survey to 22,000 participants, local Action Plan hearings and budget hearings. Specific efforts to broaden citizen participation included a door-to-door-survey conducted in Gresham, a regional online survey and language-specific focus groups in Portland. For the Need Hearings special attention was given to making them hearing accessible and known to non-English speaking citizens. The participation of non-English speaking residents made it clear that this group is especially vulnerable to substandard housing conditions, displacement and barriers to housing choice. The door-to-door survey, translated into five languages, was conducted in Gresham's Rockwood neighborhood, which is a largely low-income neighborhood. Survey efforts and focus groups also included public housing residents. Consortium staff also met with individuals living in transitional and subsidized housing, as well as, advocates for veterans, elders, communities of color and people living with disabilities.

For more detailed information on any Public Comment received contact jurisdiction staff.

5. Summary of public comments

Public comments were offered through public hearings, written submissions and in-person interviews.

The majority of public comments have been about a lack of affordable housing options of all types and in all locations throughout Multnomah County. Commenters noted that the lack of affordable housing has led to substandard living conditions and homelessness. Increased housing prices are creating many negative neighborhood social and economic changes, among them involuntary displacement from housing. A summary of comments include: low vacancy rates, tightened credit and criminal screening, increased rents, housing discrimination, scarcity of living wage jobs and lack of financial support for small business. The enormous increase in rents and home purchase prices in the City of Portland has driven low-income households, recent immigrants and communities of color to East Multnomah County and the City of Gresham. Dramatic increases in displaced populations have created greater demand for infrastructure development and improvements such as sidewalks, parks and public transportation in east Multnomah County.

It is clear from our housing Market Analysis and Needs Assessment that Multnomah County's housing and economic conditions are adversely impacting already disadvantaged communities. Our volatile housing market conditions are making closing the minority homeownership gap all the more difficult. Our lack of living wage employment, combined with increasing rental prices, compounds the existing problem of ensuring housing choice.

Our analysis of educational opportunities concludes that our region's economic recovery is based on growing businesses or industries that require higher education and/or specialized training. Low educational attainment is a leading indicator of reduced economic success. Barriers to education were noted by participants in our Community Needs Hearings, focus groups and surveys.

Community participants in the Needs Hearings, focus groups and surveys have also noted the need to improve public infrastructure to ensure neighborhood safety. Those who rely on walking, biking or using public transportation to commute to work indicated the need for safe streets and bike lanes, improved sidewalks and street lighting to ensure safety.

For more detailed information on any Public Comment received contact jurisdiction staff.

6. Summary of comments or views not accepted and the reasons for not accepting them

No views were not accepted.

7. Summary

The Consortia chose an involved public participation strategy that included several public hearings in advance of formal consideration and adoption by the jurisdictions. A preliminary draft was made available October 13, 2015 via an announcement in the Daily Journal of Commerce and via the Consortium websites. A second draft was made available March 28th, 2016 and the first public hearings were held March 28th, April 5th and April 7th, 2016.

Calendar of Events

Activity Date

Need Hearing All- - October 13, 2015

Need Hearing East Multnomah County October 21, 2015

Survey- February 2016

Focus Groups- February 2016

Publication of Draft- March 2016

Other electronic media solicitations- March 2016

Jurisdiction Meetings- April 2016

Council Hearings- April 2016

HUD submission- June 2016

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PORTLAND	Portland Housing Bureau
HOPWA Administrator	PORTLAND	Portland Housing Bureau
HOME Administrator	PORTLAND	Portland Housing Bureau
ESG Administrator	PORTLAND	Portland Housing Bureau

Table 4 – Responsible Agencies

Narrative

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. Staff for the HOME Consortium meet periodically for coordination of planning. Staff seek guidance from their respective housing investment committees.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section outlines consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed and publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs. The Portland Consortium includes representatives from the City of Portland, the City of Gresham and Multnomah County. They participate in regional planning efforts concerning all aspect of needs and opportunities covered by this Consolidated Plan, including economic development, transportation, public services, special needs, homelessness, and housing. Needs far exceed resources so the Consortium members have worked together to make decisions and set long-term priorities. Coordination within the Cities also consisted of input and review from the Portland Housing Advisory Commission, the Fair Housing Advocacy Committee, the Federal Funding Oversight Committee, the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. Coordination with Home Forward and Housing, service-providing agencies, and other stakeholders are described below. Their comments and input are reflected in discussions throughout this Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Representatives of the Consortium of the City of Portland, City of Gresham and Multnomah County participate in regional planning efforts concerning all aspects of needs and opportunities covered by this Consolidated Plan, including housing, public services, homelessness, special needs, economic development and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing and supportive services. Coordination efforts and planning processes are reflected in discussions throughout this 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 have occurred in the course of regularly-occurring meetings of the Portland Housing Advisory Commission, A Home for Everyone coordinating board, the Fair Housing Advocacy Committee, Healthy Homes Coalition, Oregon Opportunity Network in special meetings and hearings sponsored by the City of Portland, the City of Gresham and Multnomah County and in specially noticed Consolidated Plan hearings. Consultation occurred with both housing and service providers; Home Forward (formerly

Housing Authority of Portland); 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 A.)

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. For this plan the Consortium met specifically, or within the course of everyday business, with each of the required public and private agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The grantee consortium coordinates with the State of Oregon Department of Human Services and other government and community partners to improve protocols and coordination for individuals experiencing homelessness discharged from institutions in our community. Partnerships include: Foster Care, Healthcare, Mental Health, Corrections.

All three of our Consolidated Plan jurisdictions (Portland, Multnomah County, and Gresham) are represented on the Continuum of Care (CoC) Board (meets monthly) and its Executive Committee (meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee to work on strategic planning, outreach, evaluation and system coordination. All of the jurisdictions support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The CoC is part of a coordinated effort called "A Home for Everyone." The A Home for Everyone Plan calls for assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability.

CoC goals from Consortium local homelessness plan align with our Consolidated Plan. Under the 2016-2020 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity). The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.) The CoC specifically looks at the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. The CoC is working on a single point of entry system, it has been successful at addressing veteran homelessness, and the CoC is using its experience to address other special need homeless populations.

The grantee consortium coordinates with the State of Oregon Department of Human Services and other government and community partners to improve protocols and coordination for individuals experiencing homelessness discharged from institutions in our community. For more information about coordination with institutions that discharge people at risk of homelessness (i.e, corrections, foster care, Pphysical and mental health). See the agency summaries for the Department of Human Services, Pyschiatric Review Board, Multnomah County Corrections, and Juvenile Court/Citizen Review Board, Central City Concern and Budclark Center fpr additional information about coordination and community policy and standards regarding discharging individuals from institutions.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Portland Consortium work closely with the Collaborative Applicant of the Continuum of Care (planning for allocation and use of Emergency Solutions Grant (ESG) funds). ESG policies and procedures were created and are updated periodically in cooperation with the Consortium. Guidelines ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by all three entities. The Collaborative Applicant (City of Portland) is also the HMIS lead and works closely with Multnomah County to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes.

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to more effectively end homelessness. Our CoC currently directs ESG to expand capacity of the regional Short Term Rent Assistance program and operate emergency shelter closely aligned with locally- and CoC-funded housing resources. PHB monitors ESG recipients and evaluates project performance using CoC-developed housing placement outcomes collected in the regional homeless management information system (HMIS). Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness and HMIS reports and ESG recipient feedback, and ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures. The CoC's data & evaluation subcommittee evaluates outcomes to provide direction for project- and system-level performance improvements.

The responsibility for implementing the Plan will rest with the Portland Housing Bureau, Gresham's Community Development Department, 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.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 5 – Agencies, groups, organizations who participated

1	Agency/ Group/O rganizati on	211INFO
	Agency/ Group/O rganizati on Type	Services - Housing Service-Fair Housing Grantee Department Neighborhood Organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and interviews.

2	Agency/ Group/O rganizati on	ADAPT-A-HOME
	Agency/ Group/O rganizati on Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Service-Fair Housing Grantee Department
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and interviews.

3	Agency/ Group/O rganizati on	AFRICAN AMERICAN ALLIANCE FOR HOMEOWNERSHIP
	Agency/ Group/O rganizati on Type	Housing Services - Housing Service-Fair Housing Community Development Financial Institution Grantee Department Neighborhood Organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings.

4	Agency/ Group/O rganizati on	Home Forward
	Agency/ Group/O rganizati on Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Neighborhood Organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and interviews.
5	Agency/ Group/O rganizati on	Housing and Urban Development
	Agency/ Group/O rganizati on Type	Housing Other government - Federal
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings and plans.
6	Agency/ Group/O rganizati on	CITY OF PORTLAND / BHCD
	Agency/ Group/O rganizati on Type	Housing Services - Housing Service-Fair Housing Other government - Local Community Development Financial Institution

What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.

7	Agency/ Group/O rganizati on	HOUSING DEVELOPMENT CENTER
	Agency/ Group/O rganizati on Type	Housing Regional organization Planning organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Market Analysis
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and plans.

8	Agency/ Group/O rganizati on	WORKSYSTEMS INC.
	Agency/ Group/O rganizati on Type	Services-Education Services-Employment Regional organization Grantee Department
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Market Analysis
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and interviews. Part of the discharge plan for Foster youth is employment education from organizations like Worksystems Inc.FOSTER CARE:In 2003, Oregon enacted SB808, creating Department of Human Services (DHS) policy requiring transition plans to independent living for all youth age 16 and older in DHS custody prior to discharge from the foster care system. The plans must address youth's needs and goals related to: supportive relationships/ community connections, housing, education, employment, mental and physical health. The Juvenile Court/Citizen's Review Board must review, and a judge must sign, each youth discharge plan certifying that: 1) it is adequate to ensure the child's successful transition to independent living, 2) the Oregon Department of Human Services (DHS) has offered appropriate services pursuant to the plan, and 3) DHS has involved the youth in the development of the plan. Discharge plans also incorporate any other applicable plans, including Individual Education Plans and vocational rehabilitation plans. Nonprofit youth providers, including Janus, Outside In, the Native American Youth and Family Center, and New Avenues for Youth, work closely with local public and alternative schools, community colleges, Oregon Department of Human Services vocational rehabilitation programs, and contracted providers of Worksystems, Inc, our community local public Workforce Investment Board.

9	Agency/ Group/O rganizati on	HACIENDA COMMUNITY DEVELOPMENT CORPORATION
	Agency/ Group/O rganizati on Type	Housing Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, and meetings.

10	Agency/Group/Organization	CASCADE AIDS
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Health Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.

1 1	Agency/ Group/O rganizati on	MULTNOMAH COUNTY
	Agency/ Group/O rganizati on Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Grantee Department
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, plans and interviews.
1	Agency/ Group/O rganizati on	OREGON HOUSING AND COMMUNITY SERVICES
2	Agency/ Group/O rganizati on Type	Housing Other government - State Grantee Department Major Employer
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Market Analysis

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	<p>Consulted through regular partnerships, meetings, and plans.</p>
1 3	Agency/ Group/O rganizati on	<p>State of Oregon Department of Human Services</p>
	Agency/ Group/O rganizati on Type	<p> Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care Other government - State </p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Oregon statutes 426.490 to 426.500 direct the state's efforts with respect to people discharged from state psychiatric institutions. The statutes declare that the State shall assist in improving the quality of life of chronically mentally ill persons by insuring the availability of a range of residential opportunities and support services. A written discharge plan is required for each chronically mentally ill individual who is a patient at a state mental institution prior to discharge. The plan, prepared jointly by the patient, mental health staff and a case manager, prescribes for the basic and special needs of the individual. Persons who have more significant barriers to community placement will often be assisted through the Extended Care Management Team. Persons who are under the jurisdiction of the Psychiatric Security Review Board are not released to the community without housing arrangements. The services to be provided are "subject to the availability of funds". Therefore, while the State must provide an array of community services and residential alternatives, it is only obligated to do so to the extent funding levels allow. Available resources in our community for housing persons discharged from the mental health system include several structured, 24/7 staffed residential buildings such as the Royal Palm and Bridgeview. While discharge protocols are currently followed as resources allow, our community hopes to reach full implementation within a year.
1 4	Agency/Group/Organization	FAIR HOUSING COUNCIL OF OREGON
	Agency/Group/Organization Type	Service-Fair Housing Grantee Department

	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, plans and interviews.
1 5	Agency/ Group/O rganizati on	Enterprise Community Partners
	Agency/ Group/O rganizati on Type	Housing Regional organization Business Leaders Community Development Financial Institution Private Sector Banking / Financing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and plans.
	1 6 Agency/ Group/O rganizati on	PORTLAND COMMUNITY LAND TRUST
	Agency/ Group/O rganizati on Type	Housing Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and plans.
	1 7 Agency/ Group/O rganizati on	CASCADIA BEHAVIORAL HEATHCARE, INC.
	Agency/ Group/O rganizati on Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and interviews.
	1 8 Agency/ Group/O rganizati on	CLARK COUNTY PUBLIC HEALTH
	Agency/ Group/O rganizati on Type	Services-Persons with HIV/AIDS Health Agency Other government - County

	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and interviews.
1 9	Agency/ Group/O rganizati on	CATHOLIC CHARITIES-EL PROGRAMA
	Agency/ Group/O rganizati on Type	Services - Housing Services-Children Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, and meetings..
	20 Agency/ Group/O rganizati on	INTERNATIONAL REFUGEE CENTER OF OREGON
	Agency/ Group/O rganizati on Type	Services - Housing Services-Education Services-Employment Regional organization Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, and meetings..
	2 1 Agency/ Group/O rganizati on	GRESHAM
	Agency/ Group/O rganizati on Type	Other government - Local Regional organization Planning organization Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and plans.
2	Agency/ Group/O rganizati on	HABITAT FOR HUMANITY PORTLAND
2	Agency/ Group/O rganizati on Type	Housing Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and plans.
	2 Agency/ 3 Group/O rganizati on	JANUS YOUTH
	Agency/ Group/O rganizati on Type	Services-Children Services-Employment

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Economic Development
How was the Agency/ Group/O rganization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, and meetings.

2 4	Agency/ Group/O rganizati on	LUTHERAN CSNW
	Agency/ Group/O rganizati on Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Anti-poverty Strategy

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, and notices.
2 5	Agency/ Group/O rganizati on	UNLIMITED CHOICES
	Agency/ Group/O rganizati on Type	Services - Housing Regional organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Anti-poverty Strategy

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings, and interviews.
2	Agency/ Group/O rganizati on	SOUTHEAST WORKS
6	Agency/ Group/O rganizati on Type	Services - Housing Services-Education Services-Employment Civic Leaders Neighborhood Organization
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Economic Development Anti-poverty Strategy

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through notices.
2 7	Agency/ Group/O rganizati on	NATIVE AMERICAN YOUTH ASSOCIATION
	Agency/ Group/O rganizati on Type	Housing Services - Housing Services-Children Services-Employment Service-Fair Housing Regional organization Civic Leaders
	What section of the Plan was addresse d by Consulta tion?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	<p>Consulted through regular partnerships and notices.</p>
28	Agency/ Group/O rganizati on	<p>HUMAN SOLUTIONS</p>
	Agency/ Group/O rganizati on Type	<p> Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing </p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships interviews and notices
	Agency/ Group/O rganizati on	Portland Community Reinvestment Initiatives, Inc.
29	Agency/ Group/O rganizati on Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	Consulted through regular partnerships, meetings and notices.
	30 Agency/ Group/O rganizati on	CENTRAL CITY CONCERN
	Agency/ Group/O rganizati on Type	Services-homeless Services-Health

What section of the Plan was addressed by Consultation?	Homelessness Strategy
How was the Agency/ Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Several agencies and programs in the community assist individuals with health care needs who are experiencing homelessness. These include: The Apartments at Bud Clark Commons, providing 130 permanent supportive housing for medically vulnerable homeless individuals. Individuals are screened and assessed through partnering community clinics; Central City Concern's Recuperative Care Program, providing transitional respite care and housing for homeless individuals exiting from hospitals; Northwest Pilot</p> <p>Project Home for Everyone, a program that provides temporary housing for homeless individuals while they wait for permanent housing. The program is a partnership between the City of Portland, the Multnomah County Health Department, and the Multnomah County Housing Authority. The program provides temporary housing for homeless individuals who are medically vulnerable and have a high risk of homelessness. The program also provides case management services to help individuals find permanent housing.</p> <p>Hospital to Home program, which serves homeless seniors transitioning out of hospital care. The State has not mandated a comprehensive discharge planning policy for health care settings, and the</p> <p>Coordinated Entry System, a system that helps homeless individuals find permanent housing. The system is a partnership between the City of Portland, the Multnomah County Health Department, and the Multnomah County Housing Authority. The system provides a central point of contact for homeless individuals and helps them find permanent housing.</p> <p>discharge plan is voluntary and incomplete. Though many hospital discharge planning staff have strong direct relationships with housing and human services providers, there are few collaborative system-level planning efforts currently in place. Under our community</p> <p>Home for Everyone Coordinating Board, a subcommittee has been formed focused on improving alignment with health and homeless services. One of the items that the group will prioritize is looking improving discharge planning and coordination, to better serve medically vulnerable individuals and families.</p>

3 1	Agency/ Group/O rganizati on	Oregon Department of Community Corrections
	Agency/ Group/O rganizati on Type	Services-homeless Other government - State Other government - County
	What section of the Plan was addresse d by Consulta tion?	Homelessness Needs - Unaccompanied youth
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improve d coordina tion?	CORRECTIONS:Oregon Department of Corrections: State policies require that prison releases will be sent to the appropriate County, which will be responsible for their transition/housing. State policy affirms that a component of effective health care, mental health and developmental disability treatment planning is the development of long-range goals inclusive of discharge planning.Multnomah County Corrections: All prison releases to Multnomah County needing housing are referred to the Transition Services Unit (TSU), which provides offenders with pre-release planning, case coordination, housing, transportation, and medical and benefits assistance. The State and County continue to work on an ongoing basis to seek ways to improve discharge planning and re-entry services for both prison and jail releases.The Juvenile Court/Citizen's Review Board must review, and a judge must sign, each youth discharge plan certifying that: 1) it is adequate to ensure the child's successful transition to independent living, 2) the Oregon Department of Human Services (DHS) has offered appropriate services pursuant to the plan, and 3) DHS has involved the youth in the development of the plan. Discharge plans also incorporate any other applicable plans, including Individual Education Plans and vocational rehabilitation plans. Nonprofit youth providers, including Janus, Outside In, the Native American Youth and Family Center, and New Avenues for Youth, work closely with local public and alternative schools, community colleges, Oregon Department of Human Services vocational rehabilitation programs, and contracted providers of Worksystems, Inc, our community's local public Workforce Investment Board.

Identify any Agency Types not consulted and provide rationale for not consulting

The Consortium contacted every type of agency required. No agency types were not consulted. If a type of consultation or information was not included it is not intentional.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Multnomah County	Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)
Moving To Work	Home Forward	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)
Analysis of Impediments to Fair Housing	Portland Consortium	Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal),
A Home For Everyone: A United Community Plan	Multnomah County	Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)
Community Economic Development Plan	Portland Development Commission	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

Table 6 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Home Forward, the housing authority for the cities of Multnomah County, was specifically consulted for the sections of the Consolidated Plan relevant to their portfolio. The state is consulted for all notices of funding. The County is specifically consulted in planning for housing supportive services, referral and other housing stabilization initiatives. The Consortium members are all active members of the Continuum of Care, A Home For Everyone and other committees that influence homelessness prevention and homeless services. The Consortium also works in consultation with the community development and infrastructure organizations such as the Portland Development Commission, Metro, Tri-Met, Oregon Department of Transportation and equivalent municipal agencies and other public entities and associations that set priorities for the use of resources in the region, set goals and measure progress in meeting those goals.

Narrative

A number of plans were consulted in the preparation of this Consolidated Plan reflecting policies, needs or significant research, those include:

- American Community Survey 2010-2014
- Census Bureau Reports for 2008-2012
- City of Portland Comprehensive Plan 2035
- Consortium Analysis of Impediments to Fair Housing Choice 2011
- Consortium A Home for Everyone
- City of Portland State of Housing Report (2015)
- City of Portland Central City 2015 (2016)
- City of Portland, Portland Plan (2012)
- Portland Economic Development Strategy (2008)
- Portland Neighborhood Economic Development Strategy 2011
- Portland Point in Time Count 2015
- Multnomah County; A Home for Everyone, A United Community Plan
- Multnomah County Climate Action Plan (2015)
- Multnomah Food Action Plan (2010-2015)
- City of Gresham Comprehensive Plan
- Gresham Point in Time Count 2015
- Home Forward Moving to Work Plan
- Multnomah County Capital Improvement Plan 2014-2018
- Multnomah County Coalition of Communities of Color Unsettling Profile Reports (2011)
- Metro Opportunities and Challenges for Equitable Housing (2016)
- 2014 Poverty in Multnomah County Report (2014)

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen Participation was encouraged through two Need Hearings and three jurisdiction Action Plan hearings. All of the events were advertised in the Daily Journal of Commerce, the Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged through focus groups, door knocking, four public meetings about barriers to Fair Housing, a regional survey to a panel of over twenty thousand people, local Action Plan hearings, and budget hearings. Specific efforts to broaden citizen participation included a door to door survey in Gresham, a regional online survey, and nine language and culturally specific focus groups in Portland. The focus groups included African Americans, Asian/Pacific Islanders, Hispanics and recent refugee groups from Nepal, Burma, and Somalia. For the Need Hearings special attention was given to making the hearing accessible and known by non-English speaking citizens. The participation of non-English speaking residents made it clear that this group is especially vulnerable to substandard housing conditions, displacement and barriers to housing choice. The door to door survey was conducted in Rockwood, a low-income neighborhood. Members of public housing were reached through the survey and a focus group. Staff met with individuals in transitional housing and subsidized housing and met with advocacy groups for veterans, elders, people of color, Fair Housing and people with disabilities.

Citizen Participation Outreach

Public hearings on needs were held in the City of Portland, City of Gresham, and Multnomah County and all were advertised in the Daily Journal of Commerce:

Public hearing on needs in Portland was held on October 13, 2016

Public hearing on needs in Multnomah County and Gresham was held on October 21, 2016

Public hearing on the Consolidated Plan and Annual Action Plan in Multnomah County was held on March 28, 2016.

Public hearing on the Consolidated Plan and Annual Action Plan in Portland was held on April 5, 2016.

Public hearing on the Consolidated Plan and Annual Action Plan in Gresham was held on April 7, 2016.

Drafts of the Portland Consortium Consolidated Plan, the Portland Annual Action Plan 2016, and the Gresham Annual Action Plan 2016 and Multnomah County Annual Action Plan were made available on websites of the individual cities and the Multnomah County Public Library, and the Portland Housing Bureau.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	30 people	Participants at this Fair Housing event asked questions about the Fair Housing data provided.	N/A	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	30 people at the Multnomah County and City of Portland Need Hearing. At	Participants at the Need Hearing state a need for more affordable housing, need to prevent displacement, need for jobs, and a need for infrastructure improvements such as more public transportation links to job centers.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>60 People at the Multnomah County and City of Gresham need hearing. At least three language groups were present, Nepali, Spanish and Russian.</p> <p>Affordable housing for rent and homeownership</p> <p>Job Training/job creation/small business opportunities</p> <p>Safer neighborhoods</p> <p>lighting and sidewalks</p> <p>Community meeting places</p> <p>Grocery stores, including ethnic specific</p> <p>Better transportation</p> <p>Refugees need more support/training</p>	<p>More affordable housing needed.</p>	<p>All comments accepted.</p>	<p>http://www.portlandoregon.gov/phb/51008</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	focus Group	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	22,000 recipients and 3,500 returned surveys	<p>More affordable housing needed for families and people with disabilities.</p> <p>Barriers to housing choice include unaffordable housing, no cause evictions after sale of a home, and lack of family sized housing.</p>	All comments accepted.	http://www.portlandoregon.gov/phb/51008

5	focus Group	Housing and Service Organizations	30	More affordable housing needed for extremely vulnerable populations such as recent veterans, limited English speaking populations, victims of domestic violence, youth, LGBTQ members, homeless pregnant mothers, and people recently discharged from institutions such as hospitals, prison or foster care.	All comments accepted.	http://www.portlandoregon.gov/phb/51008
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6	focus Group	Residents of Public and Assisted Housing	15	Help low income households remove negative rental and credit histories that create a barrier to getting housing. Build more affordable housing in high opportunity areas and balance the type of housing with household needs such as number of bedrooms, accessibility, and access to high opportunity schools and jobs.	All comments accepted.	http://www.portlandoregon.gov/phb/51008
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	focus Group	Minorities Non-English Speaking - Specify other language: Spanish	15	More affordable housing needed. Fewer rental screening barriers such as paying for multiple applications, and requests for documentation not asked of others.	All comments accepted.	http://www.portlandoregon.gov/phb/51008
8	focus Group	Minorities Non-English Speaking - Specify other language: Russian	15	More affordable housing needed. Need more opportunities for first time homebuyers and displacement prevention.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	focus Group	Minorities Non-English Speaking - Specify other language: Vietnamese	15	More affordable housing needed.	All comments accepted.	http://www.portlandoregon.gov/phb/51008
10	focus Group	Minorities	15	More affordable housing needed. More enforcement of Fair Housing law to prevent discrimination and disproportionate negative impact of screening criteria on communities of color.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	focus Group	Minorities Non-English Speaking - Specify other language: Somali	15	More affordable housing needed. Need more services and information offered in multiple languages by culturally competent providers.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	focus Group	Minorities Non-English Speaking - Specify other language: Karen	15	More affordable housing needed. Need rental and ownership housing options that help keep small culturally and family related communities in proximity to one another for support. Need enforcement of Fair Housing and anti-discrimination in housing, education and employment.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	focus Group	Minorities Non-English Speaking - Specify other language: Burmese	38	More affordable housing needed. Need rental and ownership housing options that help keep small culturally and family related communities in proximity to one another for support.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	focus Group	Minorities Non-English Speaking - Specify other language: Nepali	15	More affordable housing needed. More affordable housing needed. Need rental and ownership housing options that help keep small culturally and family related communities in proximity to one another for support.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	focus Group	Minorities Non-English Speaking - Specify other language: Somi	15	More affordable housing needed. More affordable housing needed. More affordable housing needed. Need rental and ownership housing options that help keep small culturally and family related communities in proximity to one another for support.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

16	focus Group	Minorities Residents of Public and Assisted Housing	15	More affordable housing needed. Help low income households remove negative rental and credit histories that create a barrier to getting housing. Build more affordable housing in high opportunity areas and balance the type of housing with household needs such as number of bedrooms, accessibility, and access to high	All comments accepted.	http://www.portlandoregon.gov/phb/51008
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				opportunity schools and jobs.		
17	focus Group	Non-targeted/broad community	Door to door survey of hundreds of households in the Rockwood Neighborhood	More affordable housing needed.	All comments accepted.	
18	Public Hearing	Non-targeted/broad community	30	More affordable housing needed.	All comments accepted.	http://www.portlandoregon.gov/phb/51008
19	focus Group	Persons with disabilities Non-targeted/broad community	Several meetings with stakeholder groups for persons with disabilities, veterans, homeless, elderly, families and youth.	More affordable housing needed. Need more housing to meet the specific subpopulation's needs such as accessible housing or housing with supportive services.	All comments accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Public Hearing	Non-targeted/broad community	30	More affordable housing needed. Access to opportunity and employment and improvements to infrastructure to link households to better jobs, schools, and essential public services. Mitigation of displacement.	All comments accepted	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
21	Public Hearing	Non-targeted/broad community	Approximately 30 people at a City of Portland Council Hearing	More affordable housing needed. Housing is critically needed for people priced out of housing and now homeless. Homelessness should not be criminalized. And criminalizing someone for homelessness leads to more housing instability.	All comments accepted	http://www.portlandoregon.gov/phb/51008
22	Public Hearing	Non-targeted/broad community	Approximately 30 people at the City of Gresham City Council Hearing.	No comments received.	No comments were not accepted.	http://www.portlandoregon.gov/phb/51008

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
23	Public Hearing	Non-targeted/broad community	Approximately 30 people at the Multnomah County Action Plan hearing	No comments received	No comments were not accepted.	http://www.portlandoregon.gov/phb/51008

Table 7 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of a jurisdiction's needs related to affordable housing, special needs housing, community development and homelessness. From this Needs Assessment, the Consortium will identify those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered. Most of the data comes from ACS 2008-2012 data and where possible it is updated with the most recent data available.

In 2014, 18.5% of Multnomah County residents were living in poverty. Low income impacts a household's ability to afford housing, eat healthily and creates additional stresses that have a negative impact on health.

Multnomah County's population grew to 757,371 individuals between 2000 and 2014. At 13,4%, household growth was greater than population growth. Single person households and small family households - defined as households with two to four members - are Multnomah County's most common household type followed by large family households

After adjusting for inflation, Multnomah County shows a decline in median household income between the years 2000 and 2014. As of 2014, the median household income was \$52,845. Households earning 0-80% of area median income account for 44% of the total population. One third of small family households are low or moderate income while nearly half of large family households are low or moderate income. Fifty-four percent of households with one or more children under the age of 6 are low or moderate income.

Among renters and homeowners, the most prevalent housing problem is severe housing cost burden which is having a housing cost burden higher than 50% of income. 45% of renter households are severely cost burdened and 49% of owners experience this housing problem. Extreme housing cost burden is more often experienced by single person households and small family households.

The amount of substandard housing in Multnomah County is a small (4,470 units) proportion of the overall housing stock but is primarily occupied by extremely-low-income renters. Substandard housing is defined by HUD as housing lacking complete plumbing or kitchen facilities. 55% renter households living in substandard housing earn 0 to 30% of area median income.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

During 2015 (the first year of DV Coordinated Access implementation), at least 20 individuals and families fleeing domestic violence sought housing from DV service providers each month. The Resource Coordination Team (RCT) is a collaborative group of all 13 DV agencies which meets bi-monthly to review housing requests and housing opportunities. The RCT is able to make an appropriate match of a survivor and a housing opportunity, regardless of where the survivor first received services, averaging around five housing matches per month. As a result of DV Coordinated Access, we can better understand the shortage of housing that could meet survivors' needs. We were able to meet a small fraction of housing needs and are not now able to meet the needs of all the families we serve for Rapid Re-Housing (RRH). The Domestic Violence Coordination Office (DVCO) estimates needing an additional 20 RRH options each month (240/year) so families would be able to move from shelter and motels more quickly, decrease emergency stays, and free up emergency shelter space for other survivors fleeing abusers with high safety and lethality concerns. An increase in housing resources would also allow DV survivors and their families to leave an abusive home and bypass emergency shelter completely when the RCT Coordinated Access screening process determines that would be appropriate. A family will experience less disruption and trauma in cases where they are able to move directly to housing.

Additionally, more than 50% of women experiencing homelessness who were included in the 2015 Point in Time count reported that they had been victims of DV in their lifetime, and many domestic violence survivors who are currently fleeing or attempting to flee an abusive relationship seek housing through the DV service system. Leaving is often the most dangerous time in an abusive relationship, and survivors are often involved in multiple complex systems, such as child welfare, the civil legal system, and immigration. The Gateway Center, the one-stop DV resources center in Multnomah County, estimates that 1 of every 4 DV survivors (500 of the 2,000 survivors they serve each year) needs safe and affordable housing. DV service providers have strong long-term housing outcomes (when housing is available) because in addition to providing housing funds, they also offer specialized support services that help survivors increase their employability and income and supportive services to maintain housing after the subsidy ends. For example, DV services typically include safety support, complex trauma response, contextualizing events related to domestic violence to hold the perpetrator accountable, and help for survivors in the context of their current and historical trauma histories. More than 80% of people served in the DV system are from historically marginalized communities, including communities of color. Multnomah County is fortunate to have several highly skilled DV advocates who, out of necessity to respond effectively to survivor's needs, have become experienced housing advocates. These DV service providers offer culturally specific and culturally responsive DV services with an equity lens and fund six culturally specific DV programs (NAYA Family Circle, IRCO Family Strengthening, Russian Oregon Social Services, Bradley Angle Healing Roots (African-American/Africa) and LGBTQ Program, and El Program Hispano Project UNICA). The Office on Violence Against Women Family Strengths program, shelter and crisis housing services, Rapid Re-Housing, eviction prevention and other types of shelter diversion are all part of the Multnomah County DV housing system response.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	0	748,122	
Households	0	305,804	
Median Income	\$0.00	\$0.00	

Table 8 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	44,225	35,255	49,865	29,845	146,605
Small Family Households	11,333	10,268	15,444	10,945	70,528
Large Family Households	2,744	2,775	3,630	2,210	7,655
Household contains at least one person 62-74 years of age	6,294	5,762	8,517	4,507	24,398
Household contains at least one person age 75 or older	4,268	5,472	5,818	2,608	7,973
Households with one or more children 6 years old or younger	6,868	6,031	7,147	4,215	15,428

Table 9 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,130	865	880	235	4,110	245	75	135	4	459
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	545	470	415	139	1,569	40	79	135	45	299
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,240	904	975	364	3,483	84	345	450	330	1,209
Housing cost burden greater than 50% of income (and none of the above problems)	21,273	9,934	2,704	280	34,191	5,944	4,824	5,132	1,558	17,458

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,225	9,795	12,813	2,940	27,773	1,075	2,853	6,885	6,034	16,847
Zero/negative Income (and none of the above problems)	3,299	0	0	0	3,299	1,039	0	0	0	1,039

Table 10 – Housing Problems Table

Data 2009-2013 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	25,188	12,179	4,984	1,014	43,365	6,314	5,329	5,848	1,944	19,435
Having none of four housing problems	6,779	12,045	24,109	13,154	56,087	1,589	5,690	14,930	13,745	35,954

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Household has negative income, but none of the other housing problems	3,299	0	0	0	3,299	1,039	0	0	0	1,039

Table 11 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,864	6,999	4,339	19,202	1,613	2,108	4,953	8,674
Large Related	2,099	1,390	752	4,241	439	800	1,230	2,469
Elderly	4,269	3,937	2,410	10,616	3,151	3,503	3,466	10,120
Other	12,514	9,084	8,715	30,313	2,149	1,672	2,777	6,598
Total need by income	26,746	21,410	16,216	64,372	7,352	8,083	12,426	27,861

Table 12 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,254	3,119	655	11,028	1,468	1,609	2,149	5,226
Large Related	1,819	535	89	2,443	410	540	310	1,260

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	3,429	2,308	720	6,457	2,352	1,601	1,250	5,203
Other	11,489	4,674	1,445	17,608	2,024	1,293	1,473	4,790
Total need by income	23,991	10,636	2,909	37,536	6,254	5,043	5,182	16,479

Table 13 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,580	1,029	1,069	423	4,101	124	314	505	235	1,178
Multiple, unrelated family households	145	255	260	10	670	0	135	94	139	368
Other, non-family households	70	140	125	75	410	0	10	0	0	10
Total need by income	1,795	1,424	1,454	508	5,181	124	459	599	374	1,556

Table 14 – Crowding Information - 1/2

Data 2009-2013 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 15 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

To estimate the number of single person households in need of housing assistance, the City of Portland gathered data from the 2008-2012 American Community Survey. This data indicates an estimated 101,623 single person households, accounting for 73% of all Multnomah County's non-family households and 33% of all Multnomah County households.

Applying this share (73%) to the "Other" category of households, which is the category for non-family households, in the cost burdened tables (Tables 3 and 4 attached), the number of single person households most in need of housing assistance are extremely low income, low income, and moderate income renter households that are cost burdened. Approximately 27,842 single-person households in the City of Portland are cost burdened, spending 30% or more of their income on housing, including utilities. 16,733 single person households are severely cost burdened, spending more than 50% of their income on housing, including utilities.

There are also some specific areas where we have seen important progress over the past two years, including a 17% decline in chronic homelessness among individual adults, a decrease in unsheltered veterans and a 27% reduction in the percentage of people experiencing homelessness for two years or more.

The Portland, Point in Time Homeless Count, identified a dramatic 48% increase in the number of unsheltered African Americans; over the past two years, the number of unsheltered African Americans – largely single adults– grew from 267 to 396. Because of the definition of homelessness that the U.S. Department of Housing and Urban Development (HUD) directs us to use, the Point in Time count does not adequately capture the levels of homelessness in many communities of color, particularly Native Americans, Latinos and Asians, but supplemental data indicate that levels of homelessness have increased in these communities as well.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Nearly half of the 1,161 women surveyed in the Multnomah County and City of Portland 2015 Point in Time Count, reported having been victims of domestic violence and 67% reported having a disability. The additional vulnerability of women, and in particular women of color, to violence and severe trauma once they become homeless is well documented. It is a priority of our healthcare and domestic violence system partners to work to reverse this trend.

Domestic violence is a leading cause of housing instability and homelessness in Multnomah County. Domestic violence survivors are often faced with the choice of returning to an abusive home or sleeping on the streets. Women who experience domestic violence are four times more likely to face housing instability than those who do not experience domestic violence. For example, a study in Multnomah County found that 73% of domestic violence survivors reported they were forced to live in unacceptable housing situations and 27% reported being homeless because of domestic violence in the prior six months. Consistent with these studies, 552 (45%) of the women in the 2015 HUD Homeless population

said they had been affected by domestic violence in the past year. Service providers note that the domestic violence data is likely an under-count. Homeless women affected by domestic violence are frequently doubled up with friends and family, and therefore would not be included in the point-in-time count. Local studies indicate that 55% of domestic violence victims have lived with family or friends. Point in Time count respondents may also not be comfortable sharing information about their domestic violence experiences, resulting in an under-count. While women tend to be disproportionately impacted by domestic violence, people of all genders can experience domestic violence. More than a quarter (26%) of the total HUD Homeless population (including women, men and transgender persons) report being affected by domestic violence.

According to 2010 – 2014 data from the American Community Survey, 12.6 % of Multnomah County's households are disabled. Approximately 33.8% of the disabled population is 65 or older. Also, of the 65 year and older population, 38.7% are disabled. The percentage of people surveyed (3,800) who report being disabled is very high (57%) and it is even higher for certain groups. For example 67% of women 65 and older report being disabled. Additionally, our street and shelter homeless population is aging. The number of people over the age of 55 increased by 23% – from 571 to 704 – from 2013 to 2015. The City of Portland, City of Gresham and Multnomah County have prioritized access to both healthcare and an adequate supply of permanent supportive housing as critical to ending homelessness in our community.

What are the most common housing problems?

The attached Comprehensive Housing Affordability Strategy (CHAS) data tabulations provided by HUD show how among renters and homeowners, the most prevalent housing problem is severe housing cost burden which is having a housing cost burden higher than 50% of income. 45% of renter households are severely cost burdened and 49% of owners experience this housing problem. Extreme housing cost burden is more often experienced by single person households and small family households. Households with housing costs that exceed the affordability standards 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 households with an extreme rent burden at risk of homelessness. Cost burden also puts households at risk of living in substandard housing. The amount of substandard housing in Multnomah County is a small (4,470 units) proportion of the overall housing stock but is primarily occupied by extremely-low-income renters. Substandard housing is defined by HUD as housing lacking complete plumbing or kitchen facilities. 55% renter households, living in substandard housing, earn 0 to 30% of area median income.

Are any populations/household types more affected than others by these problems?

It is difficult to draw conclusions about specific populations from the CHAS data. The most common housing problem is cost burden. As a group, low-income people are most cost burdened. Single person households, captured in the "other" category of households, are most affected by extreme housing cost burden followed by small family households. 22,922 owner and renter households in the "other" category are severely cost burdened. Over half of these households are extremely low income renter

households. 16,394 owner and renter small family households are severely cost burdened. 45% of these households are extremely low income renter households. Focus groups and community consultations lead us to conclude that households with language barriers or special needs are additionally more vulnerable to being steered to substandard housing.

Households on fixed incomes, as a group, fall into the low-income category most affected by cost burden.

Populations disproportionately likely to be low income include families, communities of color and unaccompanied youth under age 18. We are able to utilize Supplemental Nutrition Program (SNAP) data to analyze over-representation of communities of color among homeless populations. Oregon's SNAP participation data among homeless populations suggests that African Americans and Native Americans are over-represented among homeless SNAP recipients compared with the overall population of Multnomah County. Asian/Pacific Islanders, Hispanics and Multi-Racial populations are under-represented. A Home for Everyone reporting information indicates that many communities of color are unlikely to utilize mainstream emergency shelters because of cultural barriers, mistrust and/or cultural norms that lead families and neighbors to reach out and house people in distress.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

National reports show that there is no methodology that reliably estimates the imminent risk of family homelessness. We have utilized other source data to assess imminent risk of homelessness for low-income individuals and families, including unemployment figures, numbers of people in poverty, poor households living doubled-up, poor renter households and households experiencing severe cost burden. We have also utilized data regarding households on the Homeless Family System of Care queue as well as clients receiving eviction prevention resources through STRA and Tenant Based Rental Assistance (TBRA). We rely on the Point in Time Count to provide the most accurate estimate of imminent risk information.

The households most susceptible to becoming homeless are households who are at less than 30% median income and are severely cost-burdened (paying more than 50% of their income for rent). The disabled, elderly and other special needs populations are especially vulnerable. Vulnerable households who experience housing cost burden are often forced to choose between food, medical care or paying their rent or mortgage. Other populations disproportionately at risk of becoming homeless are victims of domestic violence, substance abusers, persons experiencing severe mental health problems and people exiting incarceration. In Multnomah County, 83% of formerly homeless families and individuals who receive Rapid Re-Housing Assistance retain their homes after the termination of that assistance. We make every effort to link families and individuals who are near the termination of assistance to

sources of income (benefits or employment). We also ensure that their rent is made affordable through the existence of a long-term subsidy such as a City of Portland-regulated unit or a Home Forward unit.

The Multnomah County Point in Time count of people experiencing homelessness is guided by HUD's definition of homelessness, which only includes households who are unsheltered or living in emergency shelters or transitional housing. The Home for Everyone planning efforts indicate that a far larger number of households in our community are without homes, living doubled up with friends or relatives due to economic hardship. In the course of a year, the estimated odds of a doubled up person ending up on the streets or in a shelter are one in ten. Furthermore, people who are doubled up often live with households who are themselves cost burdened, contributing to greater housing instability among those households.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

We are not providing estimates of populations-at-risk. There is no accurate, comprehensive methodology for enumerating how many households in our community are doubled up, but the available community assessment information and research suggests the size of the doubled up population is considerably larger than the size of the HUD-defined homeless population. National data supports this analysis. A 2008 study by the National Alliance to End Homelessness estimated that if we included the doubled up population in our overall count of homelessness, it would increase the size of the homeless population by a factor of five. Local sources of data on sub-sets of the homeless population suggest that the number of people who are doubled up is two to five times larger than the number of people who meet HUD's definition of homelessness.

Using this national estimate of a two to five time larger homeless population, our 2015 Point in Time count numbers would rise to 12,543 people who were doubled up at the upper end of the estimate. This would mean that approximately 1,250 of those people (10%) would end up on the streets or in shelter over the course of the year.

Populations disproportionately likely to be doubled up include families, communities of color, and unaccompanied youth under age 18. Many communities of color are unlikely to utilize mainstream emergency shelters because of cultural barriers, mistrust and/or cultural norms that lead families and neighbors to reach out and house people in distress. Families with children and unaccompanied youth under age 18 are also more likely to be doubled up because it is more difficult for children to live on the streets or in shelters and family and friends may be more willing to provide help when children are involved.

The Oregon Department of Human Services (DHS) reported that 11,028 of the 68,992 households in Multnomah County enrolled in SNAP on January 28, 2015 identified themselves as homeless. This figure includes households who were sheltered, unsheltered and doubled up. There were an additional 50

households who did not self-identify as homeless, but who listed a shelter as their address. If this figure included all of the sheltered and unsheltered households counted in the Point in Time count (a conservative assumption), the number of households who were doubled up would be 2.9 times the number of HUD Homeless. While all SNAP participants must meet the Federal Poverty Income Guidelines to qualify, the average monthly income reported by SNAP participants who identified themselves as homeless was \$80, compared with an average of \$727 for non-homeless SNAP participants.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The Consortium does not have a specific data source or methodology. However, our Continuum of Care (Home for Everyone) planning effort has documented community partner information and analyzed national studies of the topic. The CoC uses the following risk methodology for its planning work. “The CoC funds a range of homelessness prevention & diversion activities that assist households at risk of becoming homeless. They identify risk factors through: direct participation of CoC board members who represent prevention and mainstream systems and provide policy guidance; sub committees that focus on identifying strategies to improve alignment of prevention resources; & service data analysis from “front door” entities (211info line, shelters, day centers, mainstream services).

One CoC subcommittee is improving coordination between hospitals and housing agencies at time of discharge. Referrals to prevention resources occur through our coordinated entry for families at the time of initial screening. Our locally-funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless. Also, shelter providers incorporate diversion resources prior to intake and the Home Free program offers rental assistance and mobile advocacy for DV families.”

CoC also uses severe housing cost burden information as a data source because is linked with instability and an increased risk of homelessness. Households with housing costs that exceed the affordability standards 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 households with an extreme rent burden at risk of homelessness.

Discussion

In conclusion, these needs show a continued need for more affordable rental housing, homelessness prevention services, emergency housing, employment assistance and culturally specific service delivery. The Consortium does not have information to describe the number and type of single person households in need of housing assistance, the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault or stalking.

Five Year Estimate of Housing Need Types: Multnomah County's population grew to 757,371 individuals between 2000 and 2014. At 13.4%, household growth was greater than population growth. Rents in the area have increased dramatically over the past four years, an average of 8-9% per year while household incomes have declined. Oregon has been slow to recover from the recession and household incomes have lagged behind the rest of the country. For Multnomah County residents, the most common housing condition is extreme housing cost burden. The Consortium jurisdictions are committed to efforts to house the homeless, stabilize renter and owner households and increase the supply of regulated affordable housing. The jurisdictions estimate that in order to meet the needs described in the preceding sections they must add 27,535 units of rental housing affordable to households earning 0-30% of area median income and 3,140 units of rental housing affordable to households earning 30-50% of area median income. Current housing market dynamics present an ongoing need for homelessness prevention services and employment assistance for an estimated 25,000 households, and emergency housing for 13,000 households over the ensuing five year period. Need for housing types for specific low income populations are needed in proportion to prevalence of those populations in the general population i.e., Renters (45%), Owners (55%), Elderly (11%), Single Persons (24%), Persons with Disabilities (16%), Single Persons (24%), Victims of domestic violence including dating violence, sexual assault and stalking (1 in 4 women). As an example, the need for Single Person households over the next five years is 6,608 units or 24% of the future five year projected need for affordable housing.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionately greater need exists when the percentage of people in an income category, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of people in the category as a whole. The tables attached indicate the share of households by race/ethnicity and income level experiencing one or more of four housing problems. The four housing problems are: Lacks complete kitchen facilities; Lacks complete plumbing facilities; More than one person per room (overcrowding); and Cost burden greater than 30% (share of income devoted to housing costs).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,812	5,057	4,338
White	22,537	3,478	3,109
Black / African American	4,354	589	365
Asian	1,949	305	330
American Indian, Alaska Native	435	145	75
Pacific Islander	225	0	0
Hispanic	4,199	320	228

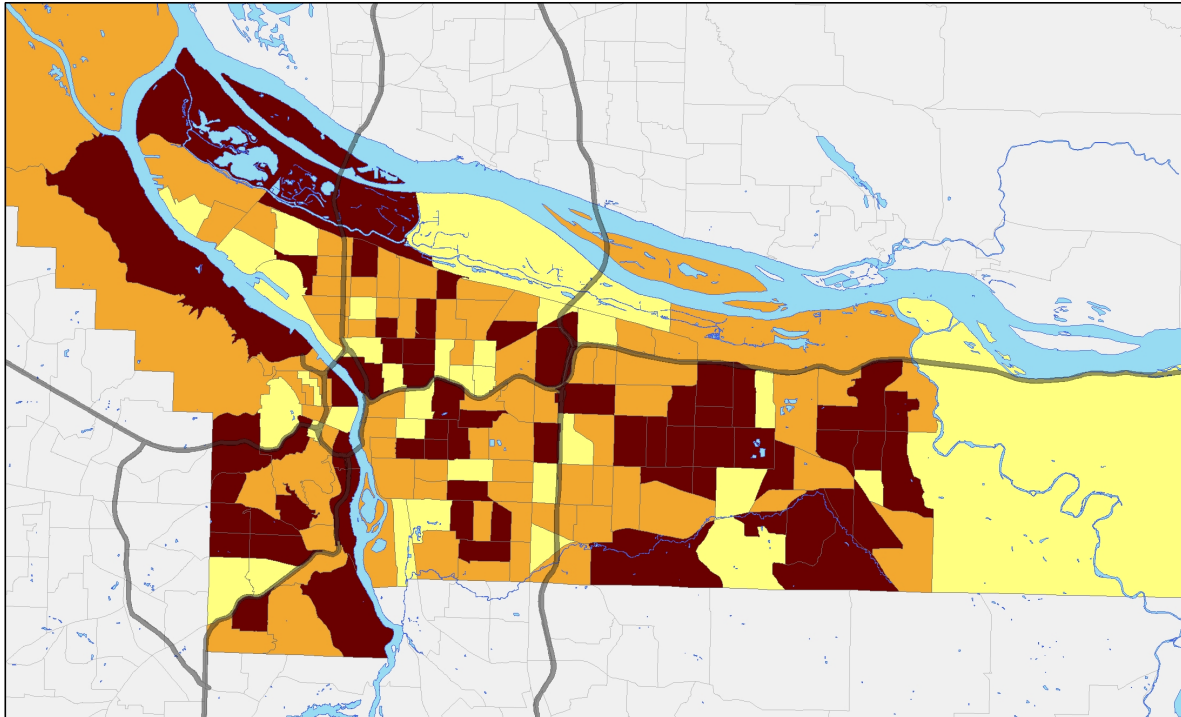
Table 16 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Multnomah County - % of Extreme Low Income Households
With Any of 4 Severe Housing Problems**



March 2016
 Extreme Low Income With Any
 of 4 Severe Housing Problems
PERCENT
 0% - 59%
 60% - 80%
 81% - 100%

Extremely Low Income Housing Problems

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,168	5,105	0
White	20,914	3,894	0
Black / African American	2,215	340	0
Asian	1,582	280	0
American Indian, Alaska Native	215	50	0
Pacific Islander	209	0	0
Hispanic	4,105	398	0

Table 17 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,530	19,339	0
White	22,855	14,579	0
Black / African American	1,380	1,043	0
Asian	1,485	989	0
American Indian, Alaska Native	244	65	0
Pacific Islander	240	175	0
Hispanic	3,175	1,879	0

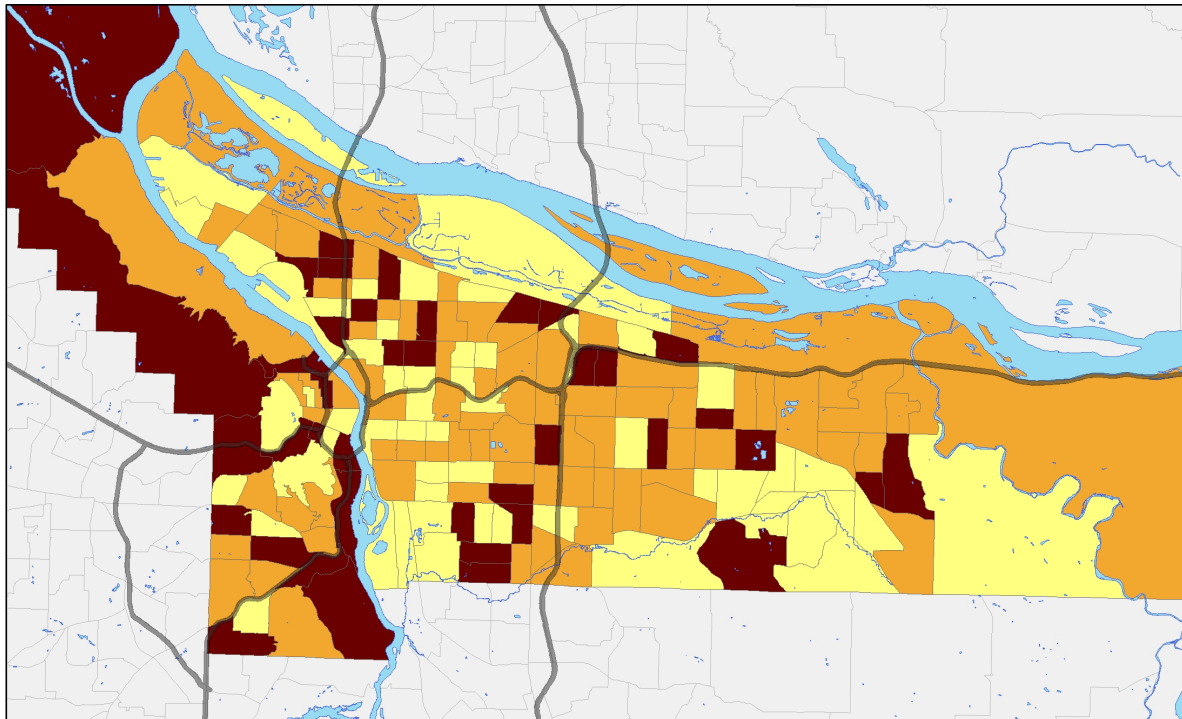
Table 18 - Disproportionally Greater Need 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Multnomah County - % of Moderate Income Households
With Any of 4 Severe Housing Problems**



March 2016

Moderate Income With Any
of 4 Severe Housing Problems
PERCENT
0% - 15%
16% - 30%
31% - 57%

Moderate Housing Problem

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,929	17,924	0
White	9,379	14,574	0
Black / African American	675	570	0
Asian	578	818	0
American Indian, Alaska Native	105	118	0
Pacific Islander	120	0	0
Hispanic	755	1,265	0

Table 19 - Disproportionally Greater Need 80 - 100% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Within each income bracket, there is at least one racial/ethnic group that is experiencing a disproportionate amount of housing problems. For extremely low income (0-30% AMI) households, 92% of Hispanic/Latino households experience at least one housing problem, compared with 80% of the jurisdiction as a whole. Amongst low income households (30-50% AMI) 100% of Pacific Islander households experience at least one housing problem, compared with 83% overall. According to the 2010 Decennial Census, the total population of Pacific Islanders in Multnomah County is .9% of the total population. Given the low share of this population, the estimates from the American Community Survey and Comprehensive Housing Affordability Strategy datasets for this specific race and income level may be presented with a relatively large margin of error. Lastly for moderate income households (50-80% AMI) 79% of American Indian/ Alaska Natives are experiencing at least one housing problem, as compared with 59% of the general population.

Thirty-eight percent (38%) of Multnomah County households earning 80 to 100% of area median income experience one or more housing problems. Pacific Islander households experience a disproportionately greater need at this income level (100%).

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Federal regulations require an analysis to determine if any racial or ethnic group has disproportionately greater need, in comparison to the need of the population as a whole. Disproportionately greater need exists when the percentage of people in an income category, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of people in the category as a whole. The tables referenced below indicate the share of households by race/ethnicity and income level experiencing one or more of four severe housing problems. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 person per room (overcrowding); and 4) Cost burden greater than 50% (share of income devoted to housing costs).

The calculation of disproportionately greater need for each race/ethnicity is based on a comparison of the share of total number of households, with one or more housing problems that is from a particular race/ethnicity, with the share of all Multnomah County households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.”)

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,502	8,368	4,338
White	20,217	5,798	3,109
Black / African American	3,828	1,110	365
Asian	1,789	465	330
American Indian, Alaska Native	405	175	75
Pacific Islander	225	0	0
Hispanic	4,004	510	228

Table 20 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,508	17,735	0
White	12,254	12,535	0
Black / African American	1,600	960	0
Asian	907	945	0
American Indian, Alaska Native	69	190	0
Pacific Islander	110	99	0
Hispanic	2,090	2,408	0

Table 21 – Severe Housing Problems 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,832	39,039	0
White	7,946	29,485	0
Black / African American	425	2,008	0
Asian	545	1,940	0
American Indian, Alaska Native	40	269	0
Pacific Islander	100	315	0
Hispanic	1,500	3,549	0

Table 22 – Severe Housing Problems 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,958	26,899	0
White	2,238	21,704	0
Black / African American	95	1,155	0
Asian	153	1,253	0
American Indian, Alaska Native	0	228	0
Pacific Islander	10	110	0
Hispanic	370	1,650	0

Table 23 – Severe Housing Problems 80 - 100% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Within each income bracket, there are racial/ethnic groups that are experiencing a disproportionate amount of severe housing problems. For extremely low income (0-30% AMI) households, 84% of Hispanic/Latino households and 100% of Pacific Islander households experience at least one severe housing problem, compared with 72% of the jurisdiction as a whole. Among low income (30-50% AMI) households, 54% of Asian households experience at least one severe housing problem, compared with 45% overall. For moderate income households (50-80% AMI) 35% of Hispanic/Latino households are experiencing at least one severe housing problem, as compared with 23% of the general population.

Ten percent (10%) of Multnomah County households earning 80 to 100% of area median income experience one or more severe housing problems. None of the racial or ethnic groups experience a disproportionately greater need at this income level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The table referenced below indicate the share of households by race/ethnicity and income level experiencing a disproportionately greater need of housing cost burden. A household is considered cost-burdened when it is spending more than 30% of income on housing costs including utilities. To calculate whether a particular race or ethnicity has a disproportionately greater level of housing cost burden, the incidence that race or ethnicity experiences the problem is compared to the percentage that race or ethnicity is of the total population. A disproportionate housing cost-burden is present when the housing need is ten (10) percentage points higher than the racial or ethnic group representation in the total population.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	178,274	64,593	58,206	4,718
White	147,290	48,955	41,219	3,314
Black / African American	6,030	3,470	5,639	440
Asian	8,813	3,322	3,041	360
American Indian, Alaska Native	879	549	480	75
Pacific Islander	445	460	250	0
Hispanic	10,299	5,834	5,839	228

Table 24 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion

Paying too much for housing, in relation to income, is the single greatest housing-related challenge facing Multnomah County households. Cost burdened households are forced to choose between paying for housing and paying for other necessities like food and health care. Any crisis, from a medical emergency to job loss, can put households with an extreme rent burden at risk of homelessness. Housing quality declines for cost burdened renters, whose landlords have little incentive to rehabilitate rental housing as residents cannot afford rent increases. Cost burdened homeowners also lack the funds to conduct needed maintenance on their property, thereby, reducing the home's value. 41% of

Multnomah County households experience a housing cost burden. At 72%, Pacific Islander households experience a disproportionately greater incidence of housing cost burden, followed by 55% of Black/African American households, and 52% of Hispanic/ Latino households. 19% of Multnomah County households experience a severe housing cost burden, paying more than 50% of their income on housing, including utilities. At 33%, Black/African American households experience a disproportionately greater incidence of severe housing cost burden.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Multnomah County households face significant housing challenges, particularly in terms of housing cost burden. These challenges fall disproportionately on Pacific Islander, Hispanic/Latino and Black/African American households in Multnomah County.

A summary of the disproportionately greater needs data analyzed in the Housing Needs Assessment is below.

Housing problems:

Hispanic/Latino earning 0-30% AMI experience a disproportionately greater incidence of one or more housing problems, with 92% of these households experiencing one or more housing problems, as opposed to 80% of all extremely low income Multnomah County households.

Pacific Islander households earning 30-50% AMI experience a disproportionately greater incidence of one or more housing problems, with 100% of these households experiencing one or more housing problems, as opposed to 83% of all low income Multnomah County households.

Pacific Islander households earning 80-100% AMI experience a disproportionately greater incidence of one or more housing problems, with 100% of these households experiencing one or more housing problems, as opposed to 80% of all Multnomah County households.

Severe Housing problems:

Hispanic/Latino households earning 0-30% AMI experience a disproportionately greater incidence of one or more severe housing problems, with 100% of these households experiencing one or more housing problems, as opposed to 72% of all extremely low income Multnomah County households.

Pacific Islander households earning 0-30% AMI experience a disproportionately greater incidence of one or more severe housing problems, with 100% of these households experiencing one or more housing problems, as opposed to 72% of all extremely low income Multnomah County households.

Asian households earning 30-50% AMI experience a disproportionately greater incidence of one or more severe housing problems, with 54% of these households experiencing one or more severe housing problems, as opposed to 45% of all low income Multnomah County households.

Hispanic/Latino households earning 50-80% AMI experience a disproportionately greater incidence of one or more severe housing problems, with 35% of these households experiencing one or more severe housing problems, as opposed to 45% of all moderate income Multnomah County households.

If they have needs not identified above, what are those needs?

Disproportional need occurs within each of the income categories and racial and ethnic group described in the analysis. The most prevalent need is housing cost burden and severe housing cost burden. This need can be addressed through the creation of jobs, as well as, through the investment in affordable housing and education about disparate treatment.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Concentrations of racial or ethnic groups by census tracts have been depicted in the attached maps. A concentration is defined as any tract having a greater ethnic population than twice the County average.

Based on the 2010 Census data, there are concentrations of racial and ethnic groups in the following areas. Hispanic/Latino American in Multnomah County are concentrated in the North, Northeast sections of the County including Fairview and Troutdale and the neighborhoods of Cully and Rockwood. Asian Americans are concentrated in neighborhoods near the 1-205 corridor. Native Americans are concentrated in pockets of North, Northeast, Downtown Portland, Cully and Troutdale. African Americans are concentrated in North Portland, Central Northeast Portland.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Public Housing units are directly subsidized by HUD and managed by Home Forward. The goal of the Public Housing program is to provide decent, safe, affordable housing to low-income families and individuals, the elderly, persons with disabilities and to encourage successful residency. The public housing program of Home Forward is composed of a portfolio of over 2,000 apartment homes throughout Multnomah County which are owned and operated by Home Forward. Rents for these properties are approximately 30% of a household's monthly income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area, however most public housing residents earn less than 30% of the median income; seniors and/or persons with a disability make up 64.8% of the heads of households in these units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	484	2,443	8,074	0	7,936	120	0	0

Table 25 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Project Based Vouchers

As of 2016, Home Forward Project Based Voucher (PBV) Program reports 1987 vouchers being used in their project based program. They are spread out among 73 properties across Multnomah County. No PBV's are used in any of the Public Housing properties as that is prohibited by HUD. Some of the vouchers are in the "Affordable properties." Each individual building keeps and maintains their own PBV wait list for each site.

Unlike many other housing authorities, Home Forward does not do PBV's internally. They have Moving to Work approval for it to be done by each building owner for each site location. See Home Forwards website for updated PBV lists at

http://www.homeforward.org/sites/default/files/PBV-community-list-2015-12-15-EXTERNAL_0.pdf. Please see attachment H for more details.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	4,374	10,298	10,845	0	10,841	8,692	0
Average length of stay	0	3	6	6	0	6	0	0
Average Household size	0	1	1	2	0	2	1	0
# Homeless at admission	0	60	2	35	0	5	30	0
# of Elderly Program Participants (>62)	0	37	529	1,501	0	1,483	17	0
# of Disabled Families	0	108	1,053	2,606	0	2,534	70	0
# of Families requesting accessibility features	0	484	2,443	8,074	0	7,936	120	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 26 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	391	1,646	4,634	0	4,528	94	0	0
Black/African American	0	67	599	2,763	0	2,735	23	0	0
Asian	0	8	81	387	0	385	1	0	0
American Indian/Alaska Native	0	17	88	241	0	239	2	0	0
Pacific Islander	0	1	26	49	0	49	0	0	0
Other	0	0	3	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 27 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	24	318	533	0	530	1	0	0
Not Hispanic	0	460	2,122	7,541	0	7,406	119	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 28 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Home Forward currently has 149 accessible units across the Public Housing program. This is approximately 7% of all units. HUD requires Public Housing Authorities (PHAs) to have a minimum of 5% of public housing unit's wheelchair accessible. As Home Forward has redeveloped and rehabilitated properties, they have tried to exceed the 5% threshold in order to further expand the number of accessible units in the program. In Home Forward's attached ADA Unit Development Plan it details the number of accessible units and their location. Home Forward's waiting lists maintain a preference for households who need wheelchair accessible units. Unlike the rest of the general waiting list, this preference is open indefinitely. This allows the agency to more easily house families/individuals who need the features of an ADA accessible unit. Currently the average wait time for an ADA accessible unit is 3 years with a range of 6 months to 10 years depending on the property. There are shorter wait times for larger (3-4 bedroom) units with the average wait being 1.7 years and longer wait times for 1 and 2 bedroom units with an average wait time of 4 years. As the agency looks at future development of additional accessible units (which will be necessary for our aging population) the focus will likely be on smaller bedroom sizes. For the Housing Choice Voucher program, less than 1% of the households currently on the waiting list identified as having sight, hearing or mobility impairments.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Public Housing waiting lists currently reflect 9,890 unduplicated applicants. There are 65 site based waiting lists (lists are maintained by bedroom sizes so there may be two or more lists at a single property) within the Public Housing program. The average wait for Public Housing applicants is 11.5 years with wait times ranging from a 6 months to 20 years. Public Housing family properties with larger bedroom sizes tend to have the longest wait times (an average of 12 years) with high-rise complexes comprised of smaller bedroom units having shorter wait times (an average of 8 years.) Regarding the Housing Choice Voucher (HCV) program Home Forward opened its waiting list most recently in 2012. More than 21,000 people applied; 3,000 were selected through a lottery process to be placed on the waiting list. As of December 2015, 679 households remain on the waiting list and are representative of all types of low income populations - working families, seniors, disabled, homeless families and individuals, etc. The HCV wait list is not kept by family or unit size. Applications for the voucher program do not inquire as to the family size/bedrooms needed; the need as to numbers of bedrooms isn't assessed until the applicant is selected and the initial intake/eligibility packet is sent for the household to complete. The HCV program is intended to address the needs of households with incomes below 50% MFI, however 85.4% of applicants report having incomes between 0 – 30% MFI. Based on incomes served and wait times there is clearly a need for more deeply subsidized housing within the county of all

bedroom sizes. The greatest need is for larger units with 2 or more bedrooms, particularly in the region's current housing market, which has seen record low vacancy rates and record high rental rates.

How do these needs compare to the housing needs of the population at large

The needs of households on the waiting list have not been analyzed separately, however, their demographics are likely similar to the demographics of current residents of public housing and Section 8 tenant-based rental assistance. Home Forward program residents have lower incomes and are more likely to be a household of color than the extremely-low income population at large. The average annual income of residents in the two largest programs – tenant based vouchers and public housing, is less than \$11,250 per year.

Discussion

N/A

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

This section describes the nature and extent of homelessness in Portland, Gresham, and Multnomah County in the form required by HUD. It uses data from the Homeless Management Information System (HMIS), maintained by the Portland Housing Bureau on behalf of the Portland/Gresham/Multnomah County Continuum of Care (CoC) (OR-501). It also relies heavily on data, analysis and key findings from the 2015 Point in Time Count of Homelessness for Portland and Multnomah County, with limited comparison of those findings to similar findings from the 2011 and 2013 point in time counts. The Consolidated Plan geography directly correlates to the OR-501 CoC geography. To see the 2015 Point in Time Count visit <https://multco.us/file/42320/download>.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Families: 17% of the county's overall homeless population and 26% of homeless populations of color are persons in families with children. The number of unsheltered families with children increased by 29 people (24%) compared with the 2013 count.

Children: There are 374 homeless children under the age of 18 in Multnomah County. More than half are children of color and 21% are unsheltered. Five of the children are unaccompanied and the rest are in families.

Unaccompanied youth: There are 266 unaccompanied youth ages 24 and younger in Multnomah County. 38% are youth of color. Half are unsheltered.

Women: 31% of the homeless population is adult women and 29% of these women are in families with children. The number of unsheltered women increased by 72 (15%) compared with the 2013 count.

The 2015 point-in-time count identified 1,887 people who were unsheltered, 872 people who were sleeping in an emergency shelter and 1,042 people who were sleeping in transitional housing. In all, 3,801 people met HUD's definition of homelessness on the night of January 28, 2015. Among these 3,801 people: 41% were people of color, 17% were in families with children (including 369 children), 31% were women,

- 7% were youth ages 24 and younger, 12% were veterans, 57% had disabling conditions, 46% were chronically homeless

Homeless populations of color are more likely to be families with children than the overall homeless population. Among the 2015 HUD Homeless populations of color, 26% are persons in families with children, including 140 adults and 209 children. In comparison, 17% of the overall HUD Homeless population is persons in families with children. In addition to the 8% of the unsheltered population that is families with children, 7% of Street Count respondents (97 people) have custody of children who did not sleep outside with them on the night of the count. This reflects the reality that friends and family often prioritize keeping children off the streets and may find space to take in children while their parents are unsheltered.

Many culturally-specific communities are unlikely to be counted in the point-in-time count because of cultural barriers that prevent people of color experiencing homelessness from utilizing mainstream services. Many culturally-specific communities are reluctant to turn to mainstream and government agencies for assistance due to legacies of distrust, a lack of cultural responsiveness by mainstream service providers, as well as cultural norms that lead many people to try to keep their homelessness hidden. Some communities also have difficulty navigating complex safety net systems and are reluctant to disclose personal information in order to receive assistance. These barriers are exacerbated by the lack of culturally-specific organizations explicitly funded to focus on homeless outreach and services in Multnomah County.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	265	89
Black or African American	94	50
Asian	5	2
American Indian or Alaska Native	58	4
Pacific Islander	13	9
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	110	12
Not Hispanic	401	38

Data Source

Comments:

Based on 2015 Homeless street count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Over 6222 individuals are estimated to be homeless. The proportion of individual adults to families varies by shelter type, with lower percentages of families with children in the unsheltered population. This reflects our community's commitment to provide year-round shelter to all families with children who seek it. Despite this commitment, compared with the 2013 count, there was a 24% increase in the number of unsheltered families with children counted (and a 29% increase in the number of children). In 2013, the count identified 123 unsheltered persons in families with children (including 59 children) and they made up 6% of the unsheltered population; in 2015 the count tallied 152 unsheltered persons in families (including 76 children) and they make up 8% of the unsheltered population.

Service providers say there are increasing numbers of families sleeping in RVs and cars that prefer to sleep in their vehicles instead of the family winter shelter, particularly when weather conditions are mild (as they were on the night of the count). One quarter (23%) of the unsheltered families with children in 2015, slept in their vehicles on the night of the count. In comparison, 12% of the overall unsheltered population slept in vehicles.

A significant percentage of the unsheltered families with children in the 2015 count are newly homeless; 65% have been homeless for less than a year, including 42% who have been homeless six months or less and 18% who have been homeless less than a month. However, there are also 34 more people in chronically homeless families with children in 2015 compared with 2013. Street outreach to families with children has increased since 2013 with the expansion of the mobile outreach team model. This may explain at least part of the increase in the number of unsheltered families counted in 2015. The Street

Count was also more comprehensive in Gresham and East County in 2015, adding 13 persons in families with children to the count who may have been missed in 2013.

The number of families with children in emergency shelter and transitional housing decreased compared with the 2013 count because of HUD's redefinition of hundreds of family beds as rapid re-housing. In 2013, 36% of the emergency shelter population was persons in families with children, compared with 24% in 2015. An even more dramatic reduction took place among transitional housing residents: in 2013; 50% of the transitional housing population was persons in families with children, compared with 28% in 2015. In contrast, 78% of the rapid rehousing population on the night of the 2015 count was persons in families with children.

Low income families at risk of homelessness are most in need of housing assistance. For information about families of Veterans refer to the report found at <http://www.portlandoregon.gov/phb/article/496771Homeless>. This report on sheltered homeless veterans is based on local data submitted to the 2013 Annual Homeless Assessment Report Veteran

Supplemental Report (AHAR-VET). The AHAR Veteran Supplemental Report is a report to the U.S. Congress on the extent and nature of homeless veterans in America, prepared by the Department of Housing and Urban Development (HUD). It provides nationwide estimates of homelessness, including information about the demographic characteristics of homeless veterans, service use patterns, and the capacity to house homeless veterans. Once published, the 2013 AHAR Veteran Supplemental Report will be found on HUD's Homeless Resource Exchange (<http://www.hudhre.info>). Local providers for the Supportive Services for Veterans Families (SSVF) program served 122 families with SSVF rapid rehousing assistance during the 2015 calendar year, and as of March 2016 are engaged with an additional 54 families of veterans who are looking for housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As a whole, communities of color are over-represented in the homeless population by 11% compared with the overall population of Multnomah County. People of color were 41% of people counted in the 2015 point in time count, though they make up only 30% of all people in Multnomah County. The extent of the overrepresentation varies by community. African Americans are overrepresented by 17% in the HUD Homeless population compared with their percentage in the overall population, and by 12% compared with their representation in the county's population in poverty. Native Hawaiian/ Pacific Islanders are over-represented by 1% compared with their representation in the overall population. Other communities of color do not have higher representation in the HUD Homeless population compared with their percentages in the population as a whole and the population in poverty. However, if we broadened the definition of homelessness beyond the narrow definition that guides the point-in-time count, almost all communities of color would be over-represented in the homeless population.

The extent of overrepresentation also varies significantly by household type. Among households experiencing homelessness with only adults (who make up 83% of the HUD-homeless population in

Multnomah County), 67% are White/Non-Hispanic and 33% are people of color. Conversely, among households experiencing homelessness with children (17% of the HUD-homeless population in Multnomah County), only 37% are White/Non-Hispanic and 63% are people of color. African Americans (alone or in combination with another race or ethnicity) make up 40% of homeless families, and only 21% of homeless adults without children. Similarly Hispanic/Latinos make up 22% of homeless families and only 9% of homeless adults without children.

Between the 2011 Point in Time Count of Homelessness in Portland and Multnomah County and the 2015 count, there were disproportionate increases among women, people with disabilities, people age 55 and older and most communities of color. The most significant of all increases was an 85% increase (292 people) among African Americans. There were also increases among Native Hawaiian/Pacific Islanders (80%; 33 people), Asians (48%; 12 people), and Hispanic/Latinos (12%; 32 people). The number of Whites increased by only 2% (29 people) and the number of American Indian/Alaskan Natives decreased significantly (-67%; -133 people).

The Urban League's 2015 State of Black Oregon report documents the stark economic disparities affecting Multnomah County's African American population. Twenty-one percent of African Americans in Portland are unemployed, compared with 8% of whites. And African Americans who are employed tend to be over-represented in low wage jobs and under-represented in jobs that pay a living wage. There are no neighborhoods in Portland where a two bedroom apartment is affordable to the average African American renter, and only one neighborhood where a one bedroom apartment is affordable. Furthermore, anecdotal evidence indicates that African Americans may experience racial bias from landlords, making it more difficult for them to secure available units even when they can afford them.

Service providers in Multnomah County's Native American community were surprised by the decline in Native Americans across all three shelter categories of the point-in-time count. They note that the Native American community housing instability and homelessness is more likely to manifest as doubled up than on the streets or in shelter and they are often reluctant to access mainstream homeless services.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The count did not capture comprehensive information on people sharing the housing of others for economic reasons (a situation frequently referred to as "doubled up"), but an analysis of available data suggests that there are more than three times as many people in that situation in Multnomah County on a given night than the more narrowly defined homeless population that was included in the count. If we also include the thousands of individuals and families who were doubled up for economic reasons, an estimated 16,344 people were homeless in Multnomah County on the night of the count.

Compared to the last comprehensive point-in-time count, conducted in January 2013, the unsheltered number remained stable while the emergency shelter and transitional housing numbers declined. The emergency shelter and transitional housing numbers are a reflection of our system's service capacity,

which has actually increased since 2013. But a change in HUD's definition meant that more than 800 people who would have been included in the count in 2013 did not meet HUD's definition of homelessness for the 2015 count. Taking into account the shift in HUD's definition, the count shows little change in Multnomah County's overall levels of homelessness between 2013 and 2015. Within the overall numbers, however, there are some important variations. Most notably, the count shows troubling increases in homelessness for specific populations including African Americans, unsheltered women, and unsheltered families.

African Americans have the highest rates of over-representation among communities of color, making up 24% of the homeless population compared with 7% of the county's population as a whole. They also experienced the greatest growth in homelessness between 2011 and 2015, with the number of African Americans who were unsheltered and in emergency shelter increasing by 292 people (85%) compared with the 2011 count.

Information on additional populations:

See above for information about families, children, unaccompanied youth and women

Disabling conditions: 57% of the homeless population has one or more disabling conditions. The number of unsheltered people with disabling conditions decreased by 114 people (9%) compared with the 2013 count.

Chronic homelessness: 48% of unsheltered individual adults and 25% of unsheltered persons in families with children meet the definition of chronic homelessness. The number of unsheltered chronically homeless individual adults decreased by 151 people (15%) compared with 2013. The number of unsheltered chronically homeless persons in families with children increased from 4 people in 2013 to 38 people in 2015.

Veterans: The Point in Time count reported that Multnomah County had 12% of homeless adults are veterans. While the overall number of homeless veterans has not changed significantly since 2013, the number of unsheltered veterans decreased by 16 people (7%). The Veterans Administration defines homeless veterans as those individuals who lack a fixed, regular, and adequate nighttime residence; reside in a public or private shelter or institution; or reside in a place not designed for use as a regular sleeping accommodation for human beings. National data reported in the FY 2010 State of Oregon Five-Year Plan to End Homelessness among veterans gave the following disability information for homeless veterans: 66% are experiencing alcohol abuse, 51% are experiencing drug abuse, 54% have a serious psychiatric disorder, 38% are dual diagnosis (alcohol/drug addiction and mental health disorder), and 58% have health issues or disability

Domestic violence: 45% of homeless women and 26% of the overall homeless population have been affected by domestic violence.

Discussion:

Multnomah County's continuing struggles with homelessness can be attributed to the combined economic challenges of high housing costs, low vacancy rates, stagnant wages, and high levels of unemployment among some of our community's most vulnerable populations. The Home for Everyone Coordinating Board, the local CoC Board, will provide ongoing monitoring of homeless needs and recommended strategies for addressing them throughout the duration of this Consolidated Plan. Special consideration will be given to geographic distribution, length of homelessness, migration, cultural needs, influence of race and doubling up. The unsheltered population is distributed throughout the county. While downtown Portland continues to be the location with the highest percentage of unsheltered homeless, the greatest increases in the unsheltered count were in Gresham and East County. These increases are largely attributable to expanded partnerships and improved point-in-time count coordination in those areas. Length of homelessness: 50% of the unsheltered population has been homeless a year or less, including 33% who have been homeless for six months or less; 27% have been homeless for more than two years. The number of unsheltered homeless who have been homeless for more than two years decreased by 159 (27%) compared with 2013. Migration: 71% of the unsheltered population has lived in Multnomah County for more than two years. Among unsheltered respondents who have been here for less than two years, 224 were homeless when they came here. This represents a decrease of 159 people (42%) compared with 2013. Most of these people were drawn to Multnomah County because of friends, family ties or perceived job opportunities. People of color in Multnomah County experience high rates of housing instability and homelessness due to their disproportionately high rates of poverty and unemployment. But homelessness within communities of color frequently does not fit the narrow definition that is used for the point-in-time count. Communities of color are more likely to be doubled up than sleeping on the streets or in shelters. Communities of color are also more likely to need and receive rapid rehousing services. As a result of these patterns, many people of color tend to rely on churches, family, friends and the broader community for help rather than accessing mainstream service systems. Because of cultural norms that emphasize the importance of helping community members in need, communities of color are disproportionately likely to double, triple, or quadruple up before allowing community members to end up on the streets or in shelters. This is reflected in the doubled up data provided by Multnomah County's school districts. Sixty-one percent of doubled up students on the night of the count were people of color. The point-in-time count definition of doubled-up is guided by HUD's definition of homelessness, which only includes households who are unsheltered, in emergency shelters, or in transitional housing. Far more people in our community are without homes, living doubled up with friends or relatives for economic reasons. Supplemental data suggest the doubled up population is more than three times the size of the HUD Homeless population, and the doubled up population is disproportionately made up of children, youth, families and people of color. Being doubled up rather than on the streets or in shelter does not mean that a family's housing is safe or stable. Culturally-specific providers frequently find multiple families crowded into substandard one bedroom apartments, creating overcrowded, unsanitary and unhealthy conditions. Providers report that families living in such conditions are at greater risk of domestic violence and sexual abuse. The

unstable and overcrowded conditions can also make it difficult for adults to maintain ongoing employment and can cause children to disengage from school.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Consortium recognizes that some populations are more vulnerable than others based on advanced age, disability status, and/or living in economic poverty. This section summarizes estimates of the number of persons who are not homeless, but require supportive housing, including the elderly (defined as 62 and older), frail elderly (defined as elderly persons who require assistance with three or more activities of daily living – ADLs such as bathing, walking and performing light housework). Vulnerable populations also include persons with mental, physical and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS, and their families, homeless youth, persons discharged from institutions, victims of domestic violence.

HOPWA information is included for jurisdictions of the City of Portland, City of Gresham and Multnomah County. In addition to our Consortium jurisdictions, our HOPWA program is inclusive of the entire Portland PMSA as well as seven adjoining counties in Northwest Oregon and Southwest Washington. There are special housing needs and supports for the following types of populations; elderly and frail elderly, persons with mental or physical and developmental disabilities, veterans, persons with drug or alcohol dependency, person who experienced domestic violence , homeless youth, persons with HIV/AIDS, and persons discharged from institutions. Those needs are described for each population.

HOPWA

Current HOPWA formula use:
Cumulative cases of AIDS reported
Area incidence of AIDS
Number of new cases prior year (3 years of data)
Rate per population
Rate per population (3 years of data)
Current HIV surveillance data:
Number of Persons living with HIC (PLWH)
Area Prevalence (PLWH per population)
Number of new HIV cases reported last year

Table 29 – HOPWA Data

Data CDC HIV Surveillance
Source:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 30 – HIV Housing Need

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet
Source:

Supportive Housing Needs

Number of non-homeless Extremely Low income persons that are renters is 36,450. It is likely that a significant portion of at risk populations, relative to their percentage of the general population, would require supportive housing. The needs for these populations are determined by the service providers for these groups and most the data here came from the American Community Survey or Multnomah County.

Non-homeless persons that require supportive housing are likely to be the majority of extremely low income households. The characteristics groups include those with physical or mental disabilities, frail elderly, veterans, domestic violence survivors, youth, and those discharged from institutions.

Based on data from the American Community Survey we can make the following assumptions about the needs for these subpopulations. In Multnomah County, there are an estimated 36,940 extremely low-income (ELI) renter households. Given Multnomah County's rapidly changing housing market, homelessness is a very real threat for many very-ELI income households and particularly households with special needs. For example we estimate that that 16% of these renters have need of supportive services for mental or physical health reasons. Additionally we know that of the 43,000 Veterans in Multnomah County, 15% or 6,450 people have a mental or physical health issue that likely requires supportive mental or physical health care. Using similar logic about the relative size of demographic groups we can estimate that people over the age of 65 (12% of the population) or 4,374 people may need help to retain their independent living. Based on Multnomah County Department of Community Justice, one in seven women are survivors of domestic violence, suggesting that 14%, or 5103 women of very-ELI renters, may need trauma informed support. Youth under the age of 18 make up 21% of the population on the whole and could inform an estimate about the number of very-ELI youth or families in need of supports such as food, housing, and healthcare. In 2015, 3,885 foster youth left foster care and are likely to need supportive housing to transition to independent living. Multnomah County also reports that 1,144 people were discharged from Multnomah County jail in 2014.

See the table that estimates need by income and population type.

Population	Number	Number	Five Year Need	Characteristics	Source of data
Mental/Physical Disability	16%	5,832	29,160	Need long term mental and physical health care	American Community Survey (ACS 2014)
Frail Elderly	12 %, Persons over 65	4,374	21,870	Help to retain independent living	ACS 2014
Veterans	43,000 Veterans in Multnomah County X 15% with a disability	6,450	32,250	Many will need mental or physical health care due to traumatic injuries	ACS 2014
Domestic Violence Survivors	14 % of women have experienced domestic violence	5,103	25,515	Trauma informed care	Multnomah County Department of Community Justice
Youth	21% of population is under age of 18	7,610	38,050	Transition to independent living	ACS 2014
Discharged from institutions	Number of people discharged from Multnomah County Jail in 2014	1,144	5720		Multnomah County Report 2014 Safety Justice Challenge.

Five Year Estimate of Need for Non-Homeless

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly: The number of elderly and frail elderly (those requiring assistance with more than three ADLs) is increasing in proportion to other populations based on the aging of the large Baby Boom demographic that includes those born between 1946 and 1964. According to the 2014 Poverty in Multnomah County Report, the poverty rate among seniors (defined in the report as ages 65 and over) grew by 25% during the years 2000-2010. Given that the Portland Metro area's senior population is expected to more than double between 2010 and 2030, so will the number of older adults living in poverty or experiencing a disability. The 2015 Street Count documented the growth of seniors in homeless populations. Based on the 2015 Street Count; "Our street and shelter homeless population is aging. The number of people over the age of 55 increased by 23% – from 571 to 704 – from 2013 to 2015. Persons with Mental or Physical or Developmental Disabilities: The 2010-2014 ACS data estimates that 16% of Multnomah County's population 18-64 have a disability. The main categories of those with a disability; are persons living with a physical disability, developmental disabilities and mental health. The 2014 Poverty in Multnomah County Report found that persons living with disability are more likely to live in poverty, which makes them at-risk of losing their housing: "Persons with disabilities are over-represented within the county's population in poverty: 12% of the county's population has a disability, while 19% of the county's population in poverty has a disability. Persons with disabilities also have a higher poverty rate than the overall population." 27% of this population lives in poverty versus 17% of the overall population. Many with special needs require support services to both access and maintain

housing. According to the 2010-2014 5-year American Community Survey, 12.6% (94,564) of the total population of Multnomah County are people who have significant physical or mental disability.

Veterans: Our local plan prioritizes resources for Vets and we have strong partnerships and strategies in place to outreach to and identify Vets, assess their needs & connect them to appropriate resources. The State of Oregon estimates that 331,632 military veterans live in Oregon. The Oregon Office of Disability and Health reports that 15.3 % of Oregon's veterans are living with a disability, which is higher than the national rate of 12.25 of veterans with a disability. Veterans in Oregon are also twice as likely, to die by suicide, than Oregon's general population.

Persons with Drug/Alcohol Dependency: Data from a MHASD 2006-08 report estimated that nearly 68,500 individuals were experiencing alcohol or alcohol dependence in Multnomah County. Of that number, 63% were adults (26 years and older), 29% were young adults (18 to 25 years), and 8% were children and youth (12 to 17 years).

Homeless Youth: A total of 266 unaccompanied youth ages 24 and younger meet HUD's definition of homelessness. Half (51%) are unsheltered, 28% are in emergency shelter, and 21% are in transitional housing. Thirty-eight percent are youth of color. Only 2% of the unaccompanied youth are under the age of 18.

Domestic Violence: Our CoC has 12 DV providers who are part of coordinated entry. Survivors from CoC-, ESG-, DHHS- & DOJ-funded programs call 211, the women's crisis line or DV agencies, where staff perform a safety screen & help them choose services through the DV system, homeless providers or both. Outreach teams & homeless assistance programs ask safety questions at intake & set-aside shelter beds and other resources (i.e. motel vouchers) for survivors with immediate safety needs.

Discharged: People facing discharge from prison, mental health facilities, hospitals, detention and foster care are more vulnerable to homelessness.

What are the housing and supportive service needs of these populations and how are these needs determined?

For persons with HIV/AIDS, frail and elderly there are programs to link the population to healthcare. For unaccompanied youth the focus is supportive employment services. For families the supports include services for self-sufficiency education, food, education and healthcare. For women who experienced domestic violence the services are focused on trauma, informed care and safety. People in drug/alcohol recovery are directed to transitional housing with drug dependency counseling. For veterans and all populations these supportive services connect people to the benefits they are eligible for. See below the discussion of how needs are determined. A summary of specific housing and service needs found through this process are summarized below.

Persons with Mental or Physical and Developmental Disabilities: Efforts to house persons with mental or developmental disabilities are managed by the Level of Service/Case Management Inventory (LS/CMI) system. The system is a tool to support individuals experiencing homelessness who are released from an institution to more successfully reintegrate into the community and connect to housing and services such as Cascadia Behavioral Health.

Frail/Elderly: Multnomah Counties department of Aging and disability services makes health and aid resources available. Housing needs are addressed by Home Forward, non-profits or private market assisted housing.

Veterans: Efforts to house Veterans are led by A Home for Everyone in coordination with the Veterans administration. Key tools include coordinated intake, use of VASH vouchers, and targeted outreach by non-profit housing providers in coordination with the Veterans Administration.

Persons with Drug and Alcohol Dependency: Multnomah County's Health Department houses the Mental Health and Addiction Services Division (MHASD) coordinates with the justice system and lead social services organizations such as Central City Concern, and Impact NW. MHASD provides a range or continuum of addictions services, including detoxification, residential, methadone treatment, and general outpatient to individuals who are living at 200% of the FPIG or below. The County provides addictions treatment by subcontracting with 13 addiction services providers. **Domestic Violence:** Efforts to house victims of domestic violence are led by Multnomah County's Domestic Violence Prevention Office. There are 3 shelters to safely house domestic violence survivors as well as motel vouchers to offer short-term housing for survivors. There are no DV shelters in east Multnomah County or Gresham. **Homeless Youth:** Oregon Legislature SB 808 was passed, which requires a transition plan to independent living for youth ages 16 and older who are released from DHS care and custody Efforts to end family and youth homelessness are led by the Homeless Family System of Care and Homeless Youth Oversight Committee, both funded by Multnomah County. To address the housing needs of youth they fund programs in primarily the following four agencies: Janus Youth Programs, Native American Youth & Family Center, New Avenues for Youth and Outside In. **Discharged:** Discharge planning to housing and supportive services includes coordinated entry and Assertive Engagement designed to reduce wait time & client travel and increase access with focus on client choice and housing first. Oregon Legislature SB 808 requires a transition plan to independent living for youth ages 16 and older who are released from DHS care and custody. All Community Corrections departments from 36 counties in Oregon have access to the Level of Service/Case Management Inventory (LS/CMI) system. The system is a tool to support individuals experiencing homelessness who are released from an institution to more successfully reintegrate into the community and connect to housing and services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There are 4,741 PLWHA in the EMSA – a 19.4% increase compared to the PLWHA population as of 12/31/2008. 24.2% of PLWHA are persons of color. Non-Hispanic Blacks/African Americans experience one of the most dire disproportionate HIV burdens in the EMSA, representing 8% of PLWH and 8.1% of PLWA, but only 2.7% of the total population. Although, to date, the portion of Hispanic individuals living with HIV matches the Hispanic percentage of the total general population, a significant increase in HIV, and more importantly, in AIDS diagnoses, has emerged over the past 5 years. While comprising 11.3% of the EMSA's population, Hispanics accounted for 20.3% of new HIV cases and 27.5% of new AIDS cases in 2013. 67.5% of PLWHA are men who have sex with men (MSM). 7% are persons who inject drugs (IDU). 8.3% are MSM/IDU and 9.2% report heterosexual contact as their mode of transmission. Other populations disproportionately burdened by the HIV epidemic include those who are unstably housed and persons with a history of incarceration. Homeless individuals represent 1.5% of the total EMSA population. Based on case management and medical care databases and recent PLWHA surveys, 15.8% of the total PLWHA population in the EMSA is homeless. According to CDC estimates, approximately 14.3% of PLWHA experience incarceration each year, compared to 0.5% of the general population.

City of Portland Strategies 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 time frame (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 include• 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 various sites.. CAP also partners with Home Forward and Washington County. CAP has also 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.

- Clark County Public Health (CCPH) operates a housing case management program and a transition-in-place housing program. City of Portland Strategies• 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.

Discussion:

The housing needs for special need populations is varied and the supportive services are tailored to the needs. Low income at risk families, recent immigrants and refugees also have special housing needs.

Low income households are referred to 211 for options including Home Forward the Public Housing Authority of Multnomah County for vouchers, short term rent assistance and other affordable housing. Recent immigrants and refugees coming to Multnomah County are linked to Catholic Charities for short term assistance and housing placement.

The Home for Everyone Committee determines the needs of special populations. Our local plan prioritizes investments for highly vulnerable populations: families, youth, Vets, DV survivors and chronically homeless. Reviewers assessed if projects serve high-priority populations (including those with high-service needs and consistent with Opening Doors and local CoC priorities) and it is a scored criteria in our ranking process. Performance outcome data was used from APRs and local HMIS reports and survey responses. Criteria included: 12-mo. housing retention, HMIS data quality, % permanent destination at exit, full grant spend-out and CoC participation. Other criteria assessed more granular-level effectiveness of projects that serve different types of vulnerable populations, including: effective program design, cultural responsiveness, use of Housing First, consumer engagement and prioritization by vulnerability. Those who come through the DV system are assessed with the Safety & Stabilization tool, connected to DV housing & services and may be referred to 211 or homeless providers to access

eligible services. As required by HUD & VAWA, client data is not shared between DV & HMIS data systems.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Portland need for public facilities are outlined in the City of Portland 2035 Comprehensive Plan and in the Citywide Systems Plan (CSP) includes information on current and future transportation, water, sanitary sewer, and storm water infrastructure needs and projects. A portion of the CSP is the City's public facilities plan, which is a state required plan and a supporting document of the Comprehensive Plan. The Citywide Systems Plan also includes information for parks and natural areas, recreation, and civic facilities. <http://www.portlandoregon.gov/bps/65424>

City of Gresham need for public facilities are outlined in the City of Gresham's Needs Assessment Plan.

Multnomah County's CDBG Consortium cities of Troutdale, Wood Village, Maywood Park, and Fairview all have city planning documents, which outline the need for new public facilities or describe renovation plan for current municipal facilities. . Multnomah County's Department of County Assets also owns or leases 130 public facilities where the county delivers services and include: Libraries, health/dental clinics, libraries, business offices, jails and the county courthouses.

How were these needs determined?

How Portland's need for public facilities were determined is outline in the Public Participation Plan of Portland's Comprehensive Plan. The public was encouraged to comment on the plan and several hearings were held in 2014. See above the Citywide Systems Plan.

Each of the Multnomah County CDBG Consortium cities has municipal plans that outline need for city facilities. Multnomah County's need for public facilities is outline under the Department of County Assets planning documents. . Varied citizen advisory groups contributed the development of these plan documents based on the nature and purpose of the facilities.

Describe the jurisdiction's need for Public Improvements:

Portland need for public improvements are outlined in the City of Portland Comprehensive Plan and the Community Services Plan. CDBG is eligible for use on these kinds of expenses. However, the City of Portland has chosen to not prioritize spending of CDBG on public improvement projects such as streetscapes, accessibility improvements and sidewalk installations. Use of CDBG funds for these kinds of projects would be for the purpose of revitalizing a business district to attract business and customers, improving livability and enhancing income of low-income households, in low and moderate income neighborhoods.

City of Gresham need for public improvements are outlined in the City of Gresham's Needs Assessment Plan.

Multnomah County's plans for public improvements are outlined in a number of planning documents related to services for specific purposes, e.g., libraries, courts, jails, etc. [See County's CDBG Consortium cities response above.]

How were these needs determined?

How Portland's need for public facilities were determined is outline in the Public Participation Plan of Portland's Comprehensive Plan and regular opportunities for public input through Consolidated Plan hearings, notices, and surveys.

Multnomah County's Board of County Commissioners (BCC) authorizes a variety of Boards & Commissions to determine community need for public facilities. The BCC convenes public hearings for the community to provide input to all facility plans and this information becomes part of the public record. Multnomah County's CDBG Consortium cities all convene citizen planning groups to provide input on planning of public facilities.

Describe the jurisdiction's need for Public Services:

How Portland's need for public Services are outlined in the Public Participation Plan of Portland's Comprehensive Plan and the 2011 Analysis of Impediments to Fair Housing and the Home For Everyone Plan. Portland has determined public services are needed for low income households who are disabled, elderly, families with children, recent immigrants, refugees and, or, people of color.

Multnomah County has a number of plans which highlight the need for Public Services including the 2014 Poverty in Multnomah County Report and the Home for Everyone Plan.

How were these needs determined?

The City of Portland determines need of public services based on income and other barriers to Fair Housing choice.

Multnomah County's need for public services is outlined in the 2014 Poverty in Multnomah County Report and the Home for Everyone Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The need for affordable housing in Multnomah County is high, related to the region's fast growing population, stagnant incomes, rising housing costs and some of the lowest vacancy rates in the nation. Based on the data provided here and in the City of Portland's 2015 State of Housing Report, the following housing strategies are being considered by the Portland Housing Bureau and the State of Oregon:

- Bolstering tenant protections from no-cause evictions and requiring additional notice to tenants for rent increases.
- Lifting the state-wide preemption on inclusionary housing as well as increasing flexibility for local building and zoning codes during a state of emergency or if rental vacancy rates reach four percent or less.
- Continuation and expansion of homeownership programs
- Continuation and expansion of funding for affordable housing development programs
- Increased use of programs that engage the private development community to develop affordable housing.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

Single-family detached homes, the most common type of housing nationally, are common in Multnomah County neighborhoods and account for 57% of the housing stock. The majority of units are 2 or 3 bedroom owner occupied units, although Multnomah County also has a large number of 10 or more unit buildings accounting for 21% of the stock.

Renter occupied units are increasing in Multnomah County. From 2000 to 2014, renter occupied units increased by 13.4%. The number of housing units overall in Multnomah County continues to increase each year, with multifamily developments representing the bulk of new additions to the housing stock. Although single-family and multifamily development has increased steadily in recent years, annual production has not yet reached pre-recession levels. That said, multifamily permitting in 2013 and 2014 were at all-time highs. Assuming that the majority of these go on to be built, production levels will soon surpass those in the early 2000s. In contrast, the number of single-family permits issued in 2013 and 2014 are still well below the early 2000s. Multi-family production has been concentrated in the neighborhoods surrounding the central area of Portland. The table "All Residential Properties by Number of Units" is inclusive of Multnomah County residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	183,824	57%
1-unit, attached structure	13,559	4%
2-4 units	32,856	10%
5-19 units	35,346	11%
20 or more units	52,039	16%
Mobile Home, boat, RV, van, etc	7,296	2%
Total	324,920	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,116	1%	12,136	9%
1 bedroom	6,191	4%	41,590	30%
2 bedrooms	37,856	23%	55,028	39%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	120,325	73%	31,562	22%
Total	165,488	101%	140,316	100%

Table 32 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Approximately 7.1%, or 22,990 units, of Multnomah County’s housing stock are assisted. These units are restricted to long-term occupancy of income-eligible households (those earning at or below 80% of area median income) through resale or rental restrictions. CHAS data indicates that there are currently 9,405 housing units in Multnomah County affordable to households earning up to 30% of area median income. The majority of these units are made available through Home Forward projects. Federal, local, and state funded units make up a considerable proportion of the Multnomah County’s regulated units, but the these units are generally underwritten to be affordable to households at or below 60% of area median income. The City’s portfolio contains 352 units that are designated to serve persons with disabilities, and other low-income persons with special needs including persons with HIV/AIDS and their families.

The City of Portland’s asset portfolio of assisted housing projects is made up of 13,197 units. Ninety-six percent of these units are restricted to households earning 0 to 60% of area median income through rental restrictions. 2,112 of the units are restricted to households earning 0 to 30% of area median income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Multnomah County is at risk of losing existing assisted units due to the expiration of subsidies and regulatory agreements. Fifteen projects in the City of Portland, with a total of 397 units, face expiring use restrictions between now and the end of 2020. It is likely that not all of the owners will transition the units to market-rate housing, but the expirations of these subsidies and restrictions are an ongoing consideration when attempting to grow the City’s affordable housing stock.

Does the availability of housing units meet the needs of the population?

The current housing supply does not meet the needs of the population in Multnomah County. One 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. Using HUD's Comprehensive Housing Affordability Strategy (CHAS) data, we can assign a number to 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 these incomes). In Multnomah County, there are an estimated 36,940 extremely low-income renter households and 9,405 rental units affordable to households earning 0 to 30% of area median income. There are 25,407 very-low income households and 22,335 affordable units. The overall affordable rental housing deficit for households earning 0 – 50% of area median income is 30,675 units.

Describe the need for specific types of housing:

Among renters and homeowners, the most prevalent housing problem is severe housing cost burden which is having a housing cost burden higher than 50% of income. 45% percent of renter households are severely cost burdened and 49% of owners experience this housing problem. Extremely low-income (ELI) renter households are particularly cost-burdened and in need of assisted housing. In 2016, ELI households had incomes of no more than \$19,800. This number is down from \$19,850 in 2015. At this income level, ELI households can afford to spend no more than \$495 a month on rent. This year, Multnomah County's two-bedroom FMR rose to \$1,208. This is far above the rent that very-low ELI households are able to pay. Given this situation, homelessness becomes a real threat for many very-ELI income households. In Multnomah County there are an estimated 36,940 ELI households.

This problem is compounded by the condition of many of the units that are affordable to ELI households. While the amount of sub-standard housing in Multnomah County is a small (4,470 units) it is primarily occupied by extremely low-income renters. Substandard housing is defined by HUD as housing lacking complete plumbing or kitchen facilities. 55% of renter households living in substandard housing are ELI households.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Portland and Multnomah County have a significant affordable housing problem, in that many low income households are spending too much on housing. This problem is illustrated by the difference in the rate of increase of rental housing prices and incomes. Since 2000, area rents have increased by 8.2% while the median income has decreased by 6.9% when adjusted for inflation. The disparity between the increase in rental prices and the increase in incomes is particularly important as the area is currently adding more renter households to its population.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	18,445	13.1%
\$500-999	83,533	59.5%
\$1,000-1,499	27,733	19.8%
\$1,500-1,999	7,012	5.0%
\$2,000 or more	3,593	2.6%
Total	140,316	100.0%

Table 34 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	7,630	No Data
50% HAMFI	19,473	4,169
80% HAMFI	76,108	16,151
100% HAMFI	No Data	33,747
Total	103,211	54,067

Table 35 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	946	1,053	1,242	1,808	2,188
High HOME Rent	919	986	1,184	1,360	1,498
Low HOME Rent	653	700	841	971	1,083

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not currently sufficient housing for all income levels. In Multnomah County, there is currently a housing shortage of 30,675 affordable units. Extremely low-income renter households are particularly cost-burdened and in need of assisted housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Since the third quarter of 2014, area rents have increased an average of 8-9%, which is approximately a \$100 per month over the previous year. This overall increase has not been felt equally throughout the area, with changes in rents varying by City and neighborhood. The Central City, Northwest Portland, and South Portland-Marquam Hill are currently the least affordable neighborhoods in the area to rent a two-bedroom apartment, while neighborhoods in the East County are currently the most affordable. In the last year, many neighborhoods in Southeast and Outer East Portland, Gresham, and East County have experienced some of the highest increases in rental rates for two-bedroom units, significantly reducing affordability for many households in what has historically been an affordable area.

Between 2011 and 2014, the median home sales price in the area rose 32% - an increase of roughly \$75,000 in the price of buying a home. The most significant change in home prices occurred in the Lents-Foster neighborhood, where the median sales price rose 61% during that time (although the median sales price for the neighborhood remains well below the area level). As with rental housing, the neighborhoods in the Outer East Portland and East Multnomah County are the most affordable.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The U.S. Department of Housing and Urban Development (HUD) recently released its 2016 Fair Market Rent (FMR) figures for the Portland MSA, which includes Multnomah, Washington, Clackamas, and Clark counties. As described in the Portland's State of Housing report, these new figures from HUD reflect the dramatic increases in rents we have seen in the area across all unit sizes. Increasing rents, of course, require increasing wages to maintain affordability. Based on FMR of \$1,208 for a two-bedroom unit, a person working 40 hours a week would need to earn \$23.23 per hour in order to spend no more than 30 percent of their income on housing costs. Someone working at current minimum wage would need to work over 73 hours per week to afford a studio apartment at FMR. The tables show current FMR, the hourly wages required to afford those rents, and the number of hours a person would need to work at minimum wage to afford FMR. When comparing HOME rents to Area Median Rent, larger units have a higher Area Median Rent than the HOME FMR standard. An impact is displacement and overcrowding for larger families. The strategy to address this is creating incentives for units with more bedrooms, and vouchers value that can be increased in high opportunities where the HOME rent is too low for a family to qualify for the unit. Sixty year affordability agreements and rehab and restructure of currently affordable housing helps preserve the number of units available in high opportunity areas where the Area Median Rent is more than the HOME rents.

Discussion

Although 7.1 percent or 22,990 units within Multnomah County are restricted as affordable, there still exists a significant number of households which experience a housing cost burden. The assisted housing inventory may experience a reduction of several hundred units as restrictions terminate during the Consolidated Plan period. While the units are unlikely to convert to market units, the restructure and/or recapitalization of these projects is likely to require additional public subsidy.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section describes the significant characteristics of the existing housing supply, including age and condition, the number of vacant and abandoned units and the risk posed by lead-based paint.

HUD uses a similar definition of housing “conditions” to the definition of housing problems evaluated in the Needs Assessment. These conditions are: Overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities. The incidence, and absolute number, of unwanted housing conditions is higher for owner-occupied housing units than for renter-occupied housing units. The two biggest categories are residents with one housing condition and units with no housing conditions. The consortium definition of substandard housing meets HUD Housing Quality Standards (HQS) and all state and local codes.

Definitions: Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Standard Condition: No major structural defects, adequate plumbing and kitchen facilities, appearance which does not create a blighting influence and the house meets additional, more stringent City or County standards.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition is both financially and structurally feasible for rehabilitation.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

The Portland area’s aging housing stock includes 70% the of units built before 1980 and more than a third of units built before 1950. This is a clear indication of the need for rehabilitation of units in the housing market. Poor housing quality presents both a health and an environmental justice issue. The effects of aging housing have been proven to impact the economic prosperity of multiple generations, given that the family’s capital investment in an aging, non-rehabilitated home is likely to decline. Research in recent decades has also provided a growing understanding of the impacts of substandard housing on the health of occupants when environmental risks such as lead-based paint, mold, substandard electrical wiring, etc., are present. Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead hazards in homes are serious problems that affect every community. Indoor lead dust is a major cause of lead poisoning in children. The Oregon Health Division requires the reporting of children under the ages of 18 years of age with elevated blood levels over 10g/dl. Childhood lead screening has been conducted in Oregon on a regular basis since 1992. Multnomah County has consistently reported an

average of just over 100 blood lead cases per year. National studies estimate that 35% of all low-income housing contains lead hazards. In Multnomah County, this translates into an estimated 48,000 units with lead-based paint hazards that are occupied by low-income families.

Demand for services far outweighs available resources. An additional barrier to rehabilitation of some single family units is that they may not be suitable for rehab. In evaluating the suitability of a property for rehab, and in determining whether the property is subject to the one-for-one replacement requirement of the Uniform Relocation Act and similar City requirements, PHB will use the following definitions: Suitable for Rehabilitation: a dwelling is suitable for rehabilitation if the total cost of the rehab, including the cost for lead hazard testing and the removal/abatement of lead hazards, will not exceed 70% of its' after-rehab value. A dwelling unit that is rehabilitated under this definition is considered a standard dwelling unit. Not Suitable for Rehabilitation: a dwelling is not suitable for rehab if the total cost of the rehab, including the cost for lead hazard testing and the removal/abatement of lead hazards, will exceed 70% of its after rehab value. A dwelling unit that meets this definition is considered a substandard dwelling unit. Substandard dwelling units are deemed not habitable, and are subject to the one-for-one replacement requirements of the Uniform Relocation Act. City statutes may also apply.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	53,640	32%	67,757	48%
With two selected Conditions	1,365	1%	5,962	4%
With three selected Conditions	144	0%	768	1%
With four selected Conditions	0	0%	30	0%
No selected Conditions	110,339	67%	65,799	47%
Total	165,488	100%	140,316	100%

Table 37 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,614	11%	20,174	14%
1980-1999	27,186	16%	27,463	20%
1950-1979	55,098	33%	53,715	38%
Before 1950	65,590	40%	38,964	28%
Total	165,488	100%	140,316	100%

Table 38 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	120,688	73%	92,679	66%
Housing Units build before 1980 with children present	15,260	9%	6,882	5%

Table 39 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	400	474	874
REO Properties	210	490	700
Abandoned REO Properties	10	0	10

Table 40 - Vacant Units

Data Source Comments:

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The Portland area's aging housing stock includes 70% of units built before 1980 and more than a third of units built before 1950. This is a clear indication of the need for rehabilitation of units in the housing market. Poor housing quality presents both a health and an environmental justice issue. The effects of aging housing have been proven to impact the economic prosperity of multiple generations, given that the family's capital investment in an aging, non-rehabilitated home is likely to decline. Research in recent decades has also provided a growing understanding of the impacts of substandard housing on the health of occupants when environmental risks such as lead-based paint, mold, substandard electrical wiring, etc., are present.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead hazards in homes are serious problems that affect every community. Indoor lead dust is a major cause of lead poisoning in children. The Oregon Health Division requires the reporting of children under the ages of 18 years of age with elevated blood levels over 10g/dl. Childhood lead screening has been conducted in Oregon on a regular basis since 1992. Multnomah County has consistently reported an average of just over 100 blood lead cases per year. National studies estimate that 35% of all low-income housing contains lead hazards. In Multnomah County, this translates into an estimated 48,000 units with lead-based paint hazards that are occupied by low-income families.

Discussion

The high housing cost burdens born by Multnomah County households present a growing challenge to efforts to improve the condition of housing. Private landlords are likely to try to recoup their investment in rehabilitating housing by raising rents or raising sale prices. The City of Portland funding for rehabilitation is limited and at this time is directed toward low-income homeowners. The City of Portland is exploring a program that would provide temporary public funding to support housing rehabilitation by private landlords. The City of Gresham and Multnomah County both provide rehabilitation and accessibility modification resources for low-income household, including both renters and homeowners

The City of Portland continues to dedicate funding toward removing the hazards of lead-based paint from housing. The Lead Abatement Program is operated out of the Portland Housing Bureau with a grant from HUD's Office of Healthy Homes. The program provides funding for lead abatement renovation to income-eligible owner-occupants and to investor owners whose tenants meet income-eligibility guidelines. In addition to abatement efforts, the City of Portland and its partners engage in outreach and training to educate residents about the hazards of lead-based paint.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Public Housing (PH) units are directly subsidized by HUD and managed by Home Forward. The goal of the Public Housing program is to provide decent, safe, affordable housing to low-income families and individuals, the elderly, and persons with disabilities and to encourage successful residency. See NA 35 for a full description of Home Forward and public housing need. This section provides a concise summary of the needs of public housing, including identifying the public housing developments in the jurisdiction, the number of public housing units, the physical condition of such units, the restoration and revitalization needs of public housing projects, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 Needs Assessment of public housing projects located within its boundaries (i.e., assessment of the needs of tenants and applicants on the waiting list for accessible units as required by 24 CFR 8.25).

NOTE: with regard to Housing Choice Vouchers and units assisted by vouchers, in July 2014 the State of Oregon passed a law making it illegal for landlords to discriminate based on an applicant's source of income. Source of Income is now a protected class under Fair Housing Laws in Oregon.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	488	2,570	7,937	1,269	6,668	1,049	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan: Home Forward's Asset Management Department conducts periodic capital needs assessments of the entire portfolio and projects are prioritized based on scope of need. This allows for future planning around staff capacity/workloads and securing any necessary funding. In the interim, the ongoing repairs and maintenance of PH units remains a challenge as Public Housing Capital and Operating funds which flow from HUD for this purpose continue to shrink. Despite that fiscal challenge, Home Forward staff have been able to address physical and habitability repairs in keeping with HUD standards. Table 39 is a chart of Home Forward's Real Estate Assessment Center (REAC) scores for the past three years. These scores are the result of independent inspections completed by contractors through HUD. A score of 90-100 denotes a property that is on a triennial inspection, a score of 80-89 denotes a property that is on a biennial inspection and a score of 79 and below is a property that is on an annual inspection. A passing score is 60 or above. A score below 60 is referred to HUD's Enforcement Center. All Home Forward Public Housing properties have exceeded the passing rating and most are on a triennial or biennial cycle of inspections.

Public Housing Condition

Public Housing Development	Average Inspection Score
Home Forward Inspection scores range from 87 to 100	94

Table 42 - Public Housing Condition

Mark Westington	N/A	91	N/A
Meadow	N/A	N/A	78
MC Center	N/A	93	N/A
MC Center	N/A	N/A	79
MC Center	91	N/A	89
MC Center	N/A	N/A	91
Mountain View	N/A	93	N/A
Mountain View	N/A	N/A	88
Rockwood Station	93	N/A	97
Rockwood	N/A	N/A	90
Rockwood	88	N/A	N/A
Rockwood	78	N/A	N/A
Rockwood	78	N/A	N/A
Rockwood	N/A	93	N/A
Rockwood	N/A	91	N/A
Rockwood	N/A	N/A	78
Rockwood	N/A	N/A	78
Rockwood	N/A	89	N/A
Rockwood	N/A	N/A	76
Rockwood	N/A	N/A	76
Rockwood	91	N/A	N/A
Rockwood	N/A	N/A	76
Rockwood	91	N/A	N/A
Rockwood	N/A	91	N/A
Rockwood	N/A	76	N/A

Home Forward REAC Scores #2

Assessing Party	Dec 2011-2012	Dec 2013-2014	Dec 2015-2017
Overall	92%	92%	92%
Housing	92%	92%	92%
Economic Development	92%	92%	92%
Community Development	92%	92%	92%
Public Safety	92%	92%	92%
Health	92%	92%	92%
Education	92%	92%	92%
Environment	92%	92%	92%
Transportation	92%	92%	92%
Energy	92%	92%	92%
Agriculture	92%	92%	92%
Arts and Culture	92%	92%	92%
Recreation	92%	92%	92%
Social Services	92%	92%	92%
Public Works	92%	92%	92%
Information Technology	92%	92%	92%
Other	92%	92%	92%
Total	92%	92%	92%

Home Forward REAC Scores 1

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Three HOPE VI projects completed in the last 15 years have resulted in a large number of public housing units that are newly constructed and not yet exhibiting enormous physical needs. In addition to construction of the HOPE VI properties, in 2010 Home Forward completed its “Sweet 16” Initiative with federal funding provided through ARRA stimulus funds. This Initiative provided significant upgrades to 295 apartments in 16 PH properties throughout the County. From 2012 to the present Home Forward has been engaged in its “85 Stories” Initiative. This comprehensive project will rehab 10 high-rise buildings, comprising 85 stories and 1229 units of PH for seniors and people with disabilities in urban

neighborhoods. This effort secured the financial and physical health of the buildings which averaged between 30 and 50 years old and needed more than \$80 million in renovations.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

From a capital perspective, restoration and revitalization efforts address both exterior and interior building needs. Work on building systems such as HVAC ensure residents' comfort while work on unit interiors can address everyday usage or replacement items, thus providing greater convenience and livability to residents. So too, does work on common areas and outdoor spaces.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section provides a brief inventory (in a form specified by HUD) of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of homeless facilities and services includes both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The full housing inventory count (HIC) describing service providers and facilities that meet the needs of homeless persons in Multnomah County is attached as an Appendix. The facilities are summarized in MA-30, but they include 921 beds of emergency shelter, 1151 beds of transitional housing, 855 beds of rapid rehousing, and 3,965 beds of permanent supportive housing. The populations served through these facilities are described in detail in the HIC.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	127	93	326	1,158	0
Households with Only Adults	382	255	821	2,505	0
Chronically Homeless Households	0	0	0	1,044	0
Veterans	13	0	131	579	0
Unaccompanied Youth	71	10	63	47	0

Table 43 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Health: Oregon is a Medicaid expansion state through the Oregon Health Plan (OHP) and a national leader in Affordable Care Act (ACA) implementation. Oregon established Accountable Care Organizations (ACOs) in 2012 and continues to pursue aggressive Medicaid expansion. The Consortium partners with our regional ACO (Health Share), Oregon Health Authority, homeless Federally Qualified Health Clinics (FQHCs), CareOregon (nonprofit health plan), the Multnomah County Health Department (MCHD), hospitals and other community agencies to increase insurance outreach, enrollment & navigation for homeless persons. Central City Concern, a CoC provider, works with FQHCs and MCHD to expand enrollment, which resulted last year in 1,720 people submitting applications and 4,000 participants receiving medical services and support. The CoC also partners with CareOregon to reach 300 homeless members/month through fairs, mobile outreach and on-site assistance at shelters or other community sites. The Oregon Health Authority coordinates monthly collaborative meetings that provide updated ACA information and expand promising practices and networking opportunities.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Mental Health: Oregon statutes 426.490 to 426.500 direct the state's discharge practices from state psychiatric institutions. The statutes require the state to assist in improving the quality of life of chronically mentally ill persons by ensuring a range of residential opportunities and support services. A written discharge plan is required prior to discharge for each person with a serious mental illness who is a patient at a state mental institution. Supporting resources include a wide range of structured, 24/7 staffed residential buildings, such as the Royal Palm and Bridgeview. Many of these are associated with CoC-funded housing and service programs, but the programs are not generally funded with CoC resources. Recent changes to state Medicaid policy incent county mental health organizations to adopt coordinated care models that allow flexible use of Medicaid dollars to support rental assistance and other supportive services to improve housing and mental health outcomes. The state-mandated discharge plan, prepared jointly by the patient, State Hospital social workers, MCHD's Mental Health and Addiction Services staff and a case manager, prescribes for the basic and special needs of the individual. Persons who have more significant barriers to community placement will often be assisted through the State of Oregon Addictions and Mental Health Division AMHI initiative. Persons who are under the jurisdiction of the Psychiatric Security Review Board are not released to the community without housing arrangements and mental health service arrangements in place. Health Share, the primary CCO in

Multnomah County receives state money for flexible housing placement and rental assistance, skills training, medication administration, assertive community treatment teams, and intensive case management, each aligned with local homelessness prevention activities.

Employment: Our CoC partners with Worksystems (WSI) (local WIB), Portland Business Alliance (downtown businesses) and State Department of Human Services (TANF, JOBS Works) to increase income opportunities for homeless persons. All three are on the CoC Board and Workforce subgroup. WSI is a main liaison between our CoC and statewide WIOA implementation. They oversee the Economic Opportunity Program which provides career track training, counseling and job placement, and leverages federal funds (DOL, DHHS), local housing funds, jobs through local businesses and community-based case management to achieve successful employment and housing outcomes. The subgroup developed strategies that have committed local support, including adding rent assistance to an effective employment program, piloting braided DOL/TANF/local funds to support homeless TANF families and increasing job opportunities through employers. Seventy-five percent of our CoC projects regularly connect participants to services provided by mainstream employment partners.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

These services and facilities are outlined in Multnomah County's "Home for Everyone Plan" and are listed in MA 35 Special Needs Facilities and Services and SP 40 Institutional Delivery Structure. These facilities and services address the needs of these populations through a housing first and supportive services model that links emergency and transitional housing to permanent housing with supportive services.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section provides a brief narrative summary of facilities and services that assist persons who are not homeless but who require supportive housing and programs to ensure that those persons returning from mental and physical health institutions receive appropriate supportive housing. The Consortium works closely with CoC to identify special needs services and the related funding. The City of Portland will closely follow the ACA to seek the potential to leverage services for homeless and special needs populations and supportive services that may come with ACA funding.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	0

Table 44 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

This section provides a brief narrative summary of facilities and services that assist persons who are not homeless but who require supportive housing and programs to ensure that those persons returning from mental and physical health institutions receive appropriate supportive housing. The Consortium works closely with CoC to identify special needs services and the related funding. The City of Portland will closely follow the ACA to seek the potential to leverage services for homeless and special needs populations and supportive services that may come with ACA funding.

Table 41 – HOPWA Assistance Baseline

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs. For each special needs group, provide a brief narrative that describes the supporting housing and related

supportive services available to each group and how well the current level of need is satisfied by existing services. Identify any gaps in services and/or unmet need

The needs and gaps for these groups, housing and services provided are outlined in the Needs Assessment 40 and 45.

- Elderly: See PSU Action Plan for an Age Friendly Portland and Multnomah County http://www.pdx.edu/ioa/sites/www.pdx.edu.ioa/files/Age-Friendly%20Portland%20Action%20Plan%2010-8-13_0.pdf
- Portland Commission on Disability.
- Multnomah County Aging, and Disability, and Veterans Services- <https://multco.us/ads>
- People with Disabilities- Disability Rights Oregon <http://droregon.org/>
- Public Housing Residents- Home Forward Moving to Work Plan <http://homeforward.org/home-forward/moving-to-work>
- Immigrants and Refugees: See Immigrant and Refugee Community Organization (IRCO) <https://www.irc.org/>
- Survivors of Domestic Violence: _Multnomah County's Domestic Violence Coordination Office (DVC)) coordinates and funds services for domestic violence survivors. The agency's website is www.multco.us. Other area non-profit providers include Bradley Angle House <http://bradleyangle.org/>, Volunteers of America, the Gateway Center for Domestic Violence (<http://www.portlandoregon.gov/gatewaycenter/52837>) and Raphael House.
- Person with substance abuse addiction: See a Home for Everyone <https://multco.us/housing-and-homelessness>
- HIV/AIDS: Cascade AIDS Project provides most of the supportive housing services.
- Youth and Young Adults: See a Home for Everyone

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Oregon statutes 426.490 to 426.500 direct the state's discharge practices from state psychiatric institutions. The statutes require the State to assist in improving the quality of life of chronically mentally ill persons by ensuring a range of residential opportunities and support services. A written discharge plan is required prior to discharge for each person with a serious mental illness who is a patient at a state mental institution. Supporting resources include a wide range of structured, 24/7 staffed residential buildings such as the Royal Palm and Bridgeview. Many of these are associated with CoC-funded housing and service programs, but the programs are not generally funded with CoC resources. Recent changes to state Medicaid policy incent county mental health organizations to adopt coordinated care models that allow flexible use of Medicaid dollars to support rental assistance and other supportive services to improve housing and mental health outcomes.

The state-mandated discharge plan, prepared jointly by the patient, State Hospital social workers, MCHD's Mental Health and Addiction Services staff and a case manager, prescribes for the basic and

special needs of the individual. Persons who have more significant barriers to community placement will often be assisted through the State of Oregon Addictions and Mental Health Division AMHI initiative. Persons who are under the jurisdiction of the Psychiatric Security Review Board are not released to the community without housing arrangements and mental health service arrangements in place. Health Share, the primary Coordinated Care Organization in Multnomah County receives state money for flexible housing placement and rental assistance, skills training, medication administration, assertive community treatment teams and intensive case management, each aligned with local homelessness prevention activities.

Though no statewide or local policy prohibit discharge from health care institutions into homelessness, the CoC and its partners aggressively pursue policies and practices to prevent it. Oregon is an early adopter of the ACA's coordinated care models, and Multnomah County's CCOs (Health Share and Family Care) lead efforts to integrate housing and health care. Central City Concern and Multnomah County, both CoC-funded providers, are founding board members of Health Share. A standing CoC subcommittee works specifically to integrate health and homeless services, and several regional affordable housing providers currently collaborate actively with the health system through a learning collaborative sponsored by the Enterprise Community Foundation. Health care providers fund respite beds including 35 respite beds operated by Central City Concern's Recuperative Care Program that annually serve 200 homeless individuals, most with acute medical conditions. Forty beds are provided by the Hospital to Home program operated by Northwest Pilot Project, which serve homeless seniors.

The primary stakeholders are the region's major hospital systems, including Providence, Kaiser, Legacy and Oregon Health & Sciences University. The network of community health centers organized under the Coalition of Community Clinics are also key stakeholders. These entities have recently begun to work very closely together under the region's largest community care organization, known as Health Share Oregon, which is working aggressively to pursue health care reform to comply with state and federal health care policy changes, including the ACA. Central City Concern, one of the largest CoC-funded housing and service providers is a founding member of Health Share Oregon, and the CCO is closely examining the need for supportive housing to help reduce health care costs and improve treatment outcomes. Other key stakeholders include local housing and service funding partners (the Portland Housing Bureau, Multnomah County, and Home Forward).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the next year the jurisdictions will follow the strategies outlined in the Home for Everyone Plan (<https://multco.us/file/35839/download>). The "Home for Everyone" collaborative aims to improve the way people at risk of homelessness are served this year by:

- Prioritizing vulnerable populations

- Promoting racial and ethnic justice
- Holding the programs funded by our local governments accountable and using data to make decisions
- Engaging and involving the community
- Strengthening system capacity and leveraging more opportunities

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See the strategic plan and action plan for a full list of activities to address housing and supportive housing needs for persons-who-are-not-homeless but have other special needs. See one-year goals 91.220.2 and a Home for Everyone Plan.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Barriers to affordable housing include a lack of funding, State housing policy, including preemptions on local housing policies, lack of robust protections for renters, need for alignment of homelessness services, dedication of more resources to homeowner rehabilitation and new affordable rental housing development, and a lack of coordination of housing initiatives within a regional planning framework in terms of planning, housing goals, and research to determine market gaps in addressing needs for affordable, special need and culturally responsive housing and sustainable living.

Strategies to overcome these policy barriers are regional and local. Recent market conditions have changed dramatically making most affordable housing less accessible and households are more at risk of homelessness. In response, housing policy makers and local jurisdictions sought a number of housing reforms and actions at the state and regional level that address many of identified barriers to housing choice.

The City of Portland will implement many of its regulatory reforms through the update of the city's Comprehensive Plan and related zoning updates.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The tables below offer information regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market. Please refer to the Market Assessment for the City of Gresham and Multnomah County for specific information related to those communities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,952	264	1	0	-1
Arts, Entertainment, Accommodations	32,899	46,430	13	13	-1
Construction	9,818	18,311	4	5	1
Education and Health Care Services	44,695	64,280	18	18	0
Finance, Insurance, and Real Estate	16,906	25,718	7	7	0
Information	7,672	11,361	3	3	0
Manufacturing	21,753	27,202	9	8	-1
Other Services	11,623	16,994	5	5	0
Professional, Scientific, Management Services	33,422	52,805	14	15	1
Public Administration	0	0	0	0	0
Retail Trade	26,712	35,854	11	10	-1
Transportation and Warehousing	7,170	17,375	3	5	2
Wholesale Trade	12,210	21,065	5	6	1
Total	226,832	337,659	--	--	--

Table 45 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	343,912
Civilian Employed Population 16 years and over	308,589
Unemployment Rate	10.27
Unemployment Rate for Ages 16-24	32.30
Unemployment Rate for Ages 25-65	7.38

Table 46 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	92,183
Farming, fisheries and forestry occupations	12,874
Service	32,758
Sales and office	67,189
Construction, extraction, maintenance and repair	14,386
Production, transportation and material moving	12,315

Table 47 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	188,874	67%
30-59 Minutes	75,703	27%
60 or More Minutes	15,803	6%
Total	280,380	100%

Table 48 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	16,541	3,499	11,392

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	37,235	6,341	15,254
Some college or Associate's degree	77,240	9,036	21,137
Bachelor's degree or higher	136,403	7,916	20,930

Table 49 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	977	2,898	3,763	6,153	4,417
9th to 12th grade, no diploma	6,095	5,765	4,534	8,319	4,706
High school graduate, GED, or alternative	11,409	16,369	14,120	28,357	16,226
Some college, no degree	26,372	27,030	18,701	36,317	13,975
Associate's degree	2,562	8,140	6,430	10,890	2,919
Bachelor's degree	7,121	40,293	28,530	32,608	10,823
Graduate or professional degree	285	16,090	21,239	26,543	11,025

Table 50 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,679
High school graduate (includes equivalency)	25,731
Some college or Associate's degree	30,169
Bachelor's degree	41,721
Graduate or professional degree	60,008

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Healthcare, Construction and Technology are the major employment sectors.

Describe the workforce and infrastructure needs of the business community:

Overall, Multnomah county is due to add nearly 29,000 jobs between 2016 and 2021, a 6% increase. It appears that with this growth the 7,380 workforce eligible people currently unemployed and the 20,000 not in the work force could find employment. Some industries are going to have particular needs for skilled talent. Healthcare will be growing across all three subsectors – long-term care, ambulatory care and hospitals – adding over 5,600 new jobs. Key occupations, with critical needs in this industry include: Registered nurses, medical assistants, physical therapist assistants and nursing assistants. Construction is due to add nearly 2,800 jobs – a 13% growth rate. There is a particular need for new carpentry and electrician apprentices. The Tech sector is growing rapidly in the county. There will be a need for nearly 1,700 new workers, including 1,000 programmers in this five-year timeframe – one of the highest-demand occupation clusters. While Manufacturing isn't growing as fast as some other industries (adding about 400 jobs), a coming wave of retirements, due to the aging workforce, has created acute demand across professions such as manufacturing technicians, machinists and engineers.

Based on 2015-2020 Strategic Plan by the Portland Development

Commission(http://www.pdc.us/Libraries/Document_Library/PDC_Strategic_Plan_pdf.sflb.ashx)

infrastructure needs to continue employment growth in the metro area include the following: workforce development that increases wages and taps the diversity for innovation, cluster industries, and investments in industrial areas. The focus of federal resources is on the employment placement and training infrastructure to overcome population disparities in income and employment opportunities. Local resources are being invested in regional business infrastructure such as:

- Initiate catalytic redevelopment projects in the Central City that leverage significant public and regional assets, including Union Station, the U.S. Post Office site, and the Rose Quarter;
- Invest in priority neighborhood and cultural landmarks and economic drivers that are significant contributors to the community's character;
- Develop district utility and infrastructure approaches that realize community wide benefits, including shared parking facilities in strategic locations in the Central City to unlock private development;
- Support effort to link and strengthen East Portland cultural, natural, and recreation-based amenities through public-private partnerships (e.g., Leach Botanical Garden, Zenger Farm's Urban Grange, Foster Floodplain Natural Area, Beggars Tick Wildlife Refuge, Springwater Corridor, and Portland Mercado); and
- Develop tailored public benefits agreements as part of significant redevelopment projects to address the human impacts from development and be intentional about who benefits from public resources.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Multnomah County's population is forecasted to increase by 36,800 people (5.0%) between 2015 and 2020 (2016-2020 forecasts unavailable) to 807,200. This rapid population growth, based on a combination of in-migration and new births, will drive economic growth and demand for local services.

There is a need for economic development activities including job training, business assistance, and infrastructure development. The City is directing resources to all of these needs. The federal resources are focused on employment training and readiness for adults and youth. There is a need to equitably raise the skill levels of all people and address historic racial and gender disparities to meet the new technology oriented focus of the workforce in the metro area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The current workforce is fairly highly educated in the county: 45% have a Bachelor's degree or higher while another 31% have some college or an associate's degree. 16.3% have a high school diploma and 7.5% have no diploma. Portland tends to attract college graduates from other parts of the state and country due to its high quality of life and relatively low living costs compared to other major west coast cities.

The business community's needs are different than what's available in the workforce: nearly 25% of jobs will require less than a high school diploma at entry in 2021, and nearly 39% will require only a high school diploma. Middle skill jobs requiring some college or an Associate's degree will comprise 11% of the workforce opportunities, leaving 25% of jobs requiring a Bachelors or higher at entry.

This dynamic of having a workforce that is more highly educated in general than the baseline needs of business means that low-skilled individuals are boxed out of competition for most jobs, even across the service sector. Still – the most rapidly changing needs in the employer community are for jobs that require specific short-term college training or a post-secondary non-degree award, which would include occupations such as Medical Assistants and Computer Support Techs. This creates an opening for lower-skilled individuals to enter middle-skill jobs through shorter term training interventions.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Portland Metro region, led by Worksystems, has been very successful over the past five years at bringing in competitive resources to train local workers – particularly barriered individuals – to enter career pathway occupations in high-growth industries that will lead to living-wage employment. Two such projects – Reboot NW and Health Careers NW – will train nearly 2,500 long-term unemployed individuals, veterans and recipients of public assistance for high-growth, middle-skill careers in health care, tech and manufacturing. Worksystems maintains an active list of in-demand trainings that lead directly to employment, and coordinates with local community colleges and other training providers to make these available to priority customers.

Because it can be difficult for individuals with barriers (e.g. limited English proficiency, criminal background, homeless/housing unstable) to pursue and sustain participation in occupational training, Worksystems partners with area community-based organizations to provide focused career coaching through the Aligned Partner Network (APN). In this model, APN agencies coach participants through services available in the public workforce system (WorkSource), including set-aside training resources and grant-funded services. APN includes the Economic Opportunity Program in the City of Portland, co-funded by Worksystems and the Portland Development Commission. The City of Portland also co-funds youth-focused Economic Opportunity programs aimed at helping low-income youth access jobs and post-secondary credentials.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes, our jurisdiction participates in the Greater Portland Economic Development District (GPEDD), staffed by Greater Portland Inc., which is a 501(c) (4) not-for-profit organization serving the counties of Clackamas, Multnomah and Washington in Oregon and Clark County in Washington. GPEDD is funded primarily through grants awarded by the U.S. Department of Commerce's Economic Development Administration (EDA).

GPEDD focuses its regional economic development in two critical areas. First, GPEDD leads the regular update to the Comprehensive Economic Development Strategy (CEDS). The CEDS is a cornerstone of U.S. EDA's programming and serves as a strategic plan for regional economic development. The CEDS is a

prerequisite for designation by EDA as an Economic Development District (EDD). Second, GPEDD coordinates regional responses to U.S. federal government economic development grant opportunities.

The goal of the current CEDS, also known as Greater Portland 2020, is economic prosperity for all residents across the region, which can be accomplished by aligning Greater Portland's business, education and civic leaders. Three core strategies frame Greater Portland 2020 and are guided by principles of equity and advancement:

1. PEOPLE - Talent development and recruitment
2. BUSINESS - Growing business and pioneering innovation
3. PLACE - Infrastructure that meets the needs of people, business and innovation

A key objective under the PLACE strategy is Accelerating Site and Infrastructure Opportunities. As the low-cost labor and land in other parts of the U.S. become increasingly imbalanced with the disadvantages of less-educated workforces and under-invested infrastructure in those regions, Greater Portland's assets in human capital and infrastructure will be even more critical for business growth. However, the region has distinct challenges that must be addressed to provide the type of place where businesses can expect to invest for the long term.

Another priority within the Greater Portland 2020 (CEDS) plan is addressing the Regional Housing Supply and Affordability. Greater Portland's cost of living seems low compared to other West Coast metros, but when accounting for the lower wages of the region's workers and the constrained developable land, it is clear that workforce housing will increasingly be an issue, not only for individuals and families but also for businesses that need to attract and retain a skilled workforce. The region's high cost of living coupled with lagging wages and per-capita income are likely serious hindrances to economic advancement for many workers. Activities to focus on:

- Develop a region-wide housing plan.
- Ensure an adequate supply of workforce housing that is both affordable for middle-income workers and accessible from middle-income job sites.
- Create a plan that also addresses the regional availability of affordable housing for low-income workers.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For purposes of this analysis, the Consortium defines concentration as areas where the extent of housing problems exceeds the county average by 10%. The following locations with concentration of housing problems and low-income families are described below.

- St John's
- MLK-Alberta
- Roseway-Cully
- Gateway
- Centennial-Glenfair-Wilkes
- Montavilla
- Lents Foster
- Rockwood
- Fairview-Wood Village

For more information refer to the three attached maps described below.

Map One - % of Extremely Low Income Households with any of four severe housing problems

Map Two - % of Low Income Households with any of four severe housing problems

Map Three - % of Moderate Income Households with any of four severe housing problems

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentrations of racial or ethnic groups by census tracts have been depicted in the attached maps. A concentration is defined as any tract having a greater ethnic population than twice the County average. Neighborhood areas with racial or ethnic group concentrations include (see appendix for maps):

- St John's

- MLK-Alberta
- Roseway-Cully
- Gateway
- Centennial-Glenfair-Wilkes
- Montavilla
- Lents Foster
- Rockwood
- Fairview-Wood Village

What are the characteristics of the market in these areas/neighborhoods?

Many of these areas have historically offered some of the most affordable rental rates in the county. However, in the last year these neighborhoods have also shown some of the highest increases in rental rates for two-bedroom units, significantly reducing affordability for many households in what has historically been an affordable area.

These areas/neighborhoods are outside of the Central City core, and in recent years have seen a high level of single-family production and permitting. As with rental rates, many of the areas have seen significant changes in home prices as well, although the median sales prices for many of the neighborhoods remains well below the overall county level.

Are there any community assets in these areas/neighborhoods?

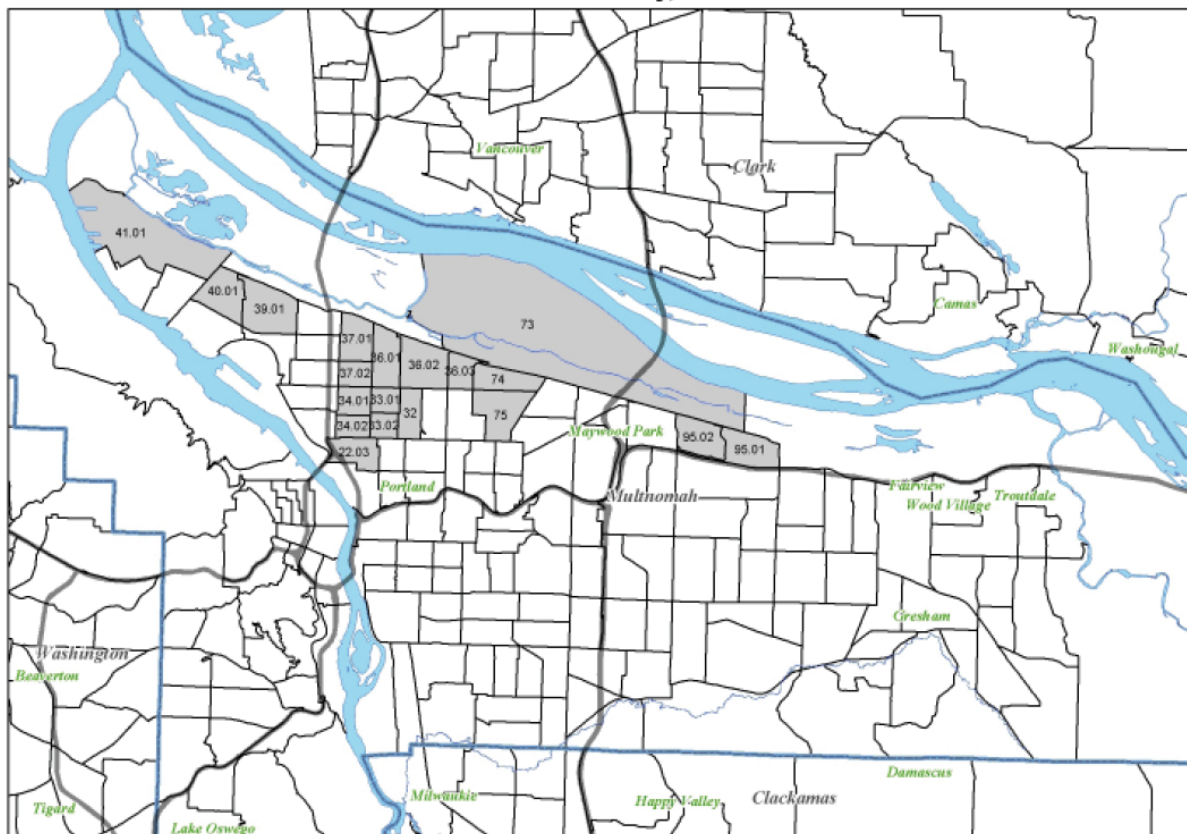
The 2035 Comprehensive Plan describes many of the community assets and strategic opportunities in these areas. The areas will be key to achieving the goals laid out in the Comprehensive Plan to create complete, healthy connected neighborhoods throughout the city to meet the needs of 120,000 new households.

Are there other strategic opportunities in any of these areas?

The 2035 Comprehensive Plan describes many of the community assets and strategic opportunities in these areas. The areas will be key to achieving the goals laid out in the Comprehensive Plan to create complete, healthy connected neighborhoods throughout the city to meet the needs of 120,000 new households.

And Metro's Equity Atlas describes additional strategic opportunities in Multnomah County, and Gresham's Opportunity Mapping project outlines key housing, transportation and economic development opportunities.

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



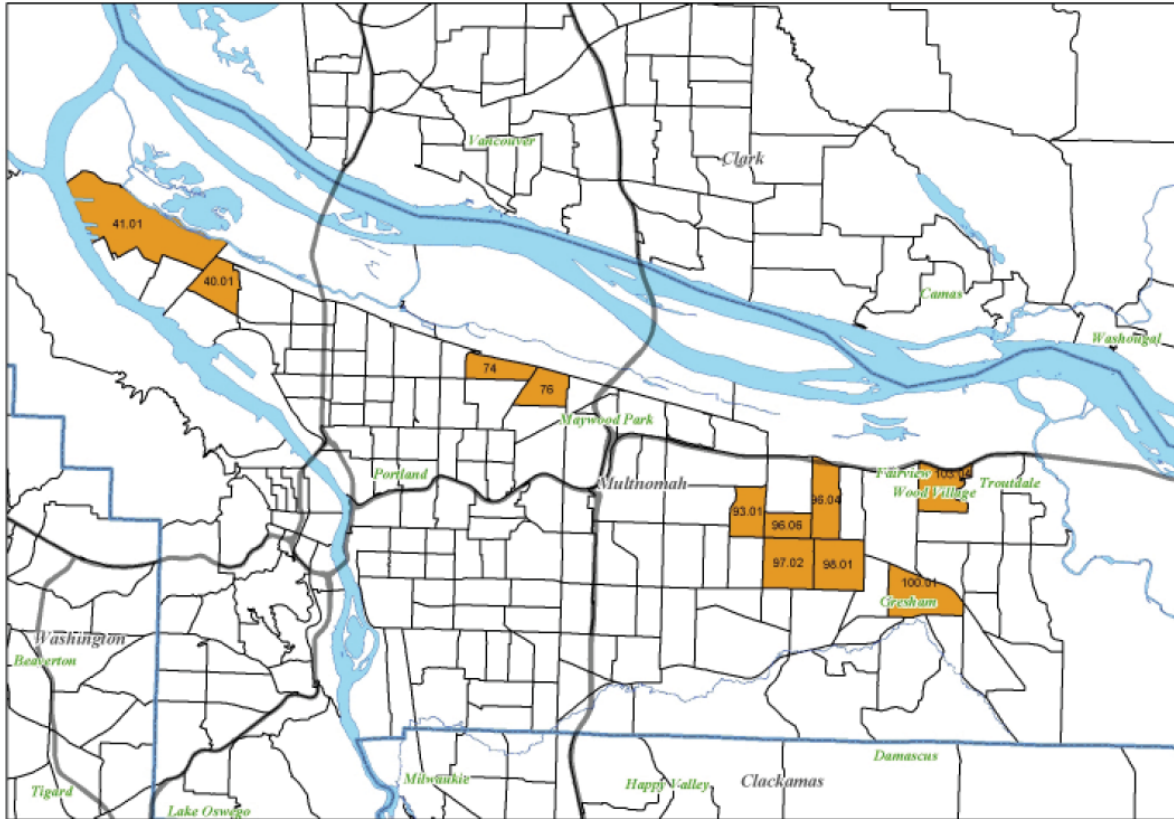
African American Concentrated Population

Concentrations of Asian Americans in Multnomah County, 2010



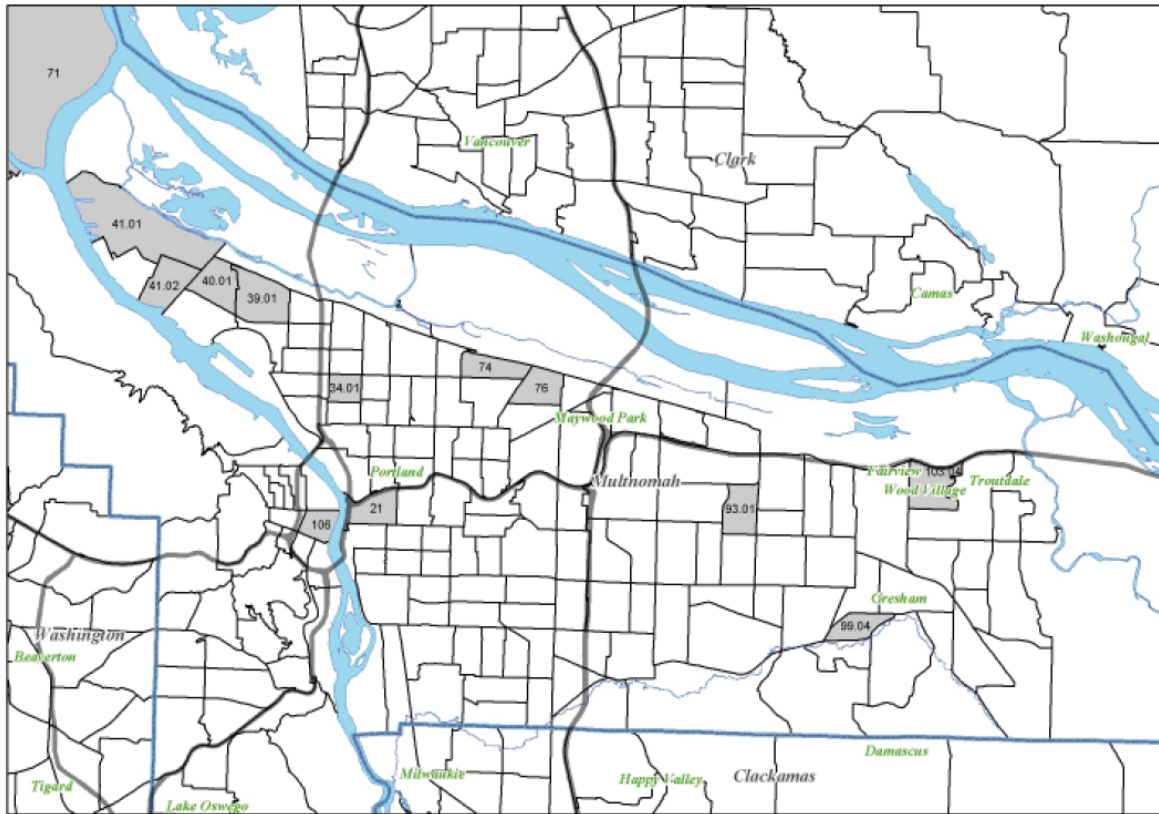
Asian Concentrated Populations

Concentrations of Hispanic/Latino Americans in Multnomah County, 2010



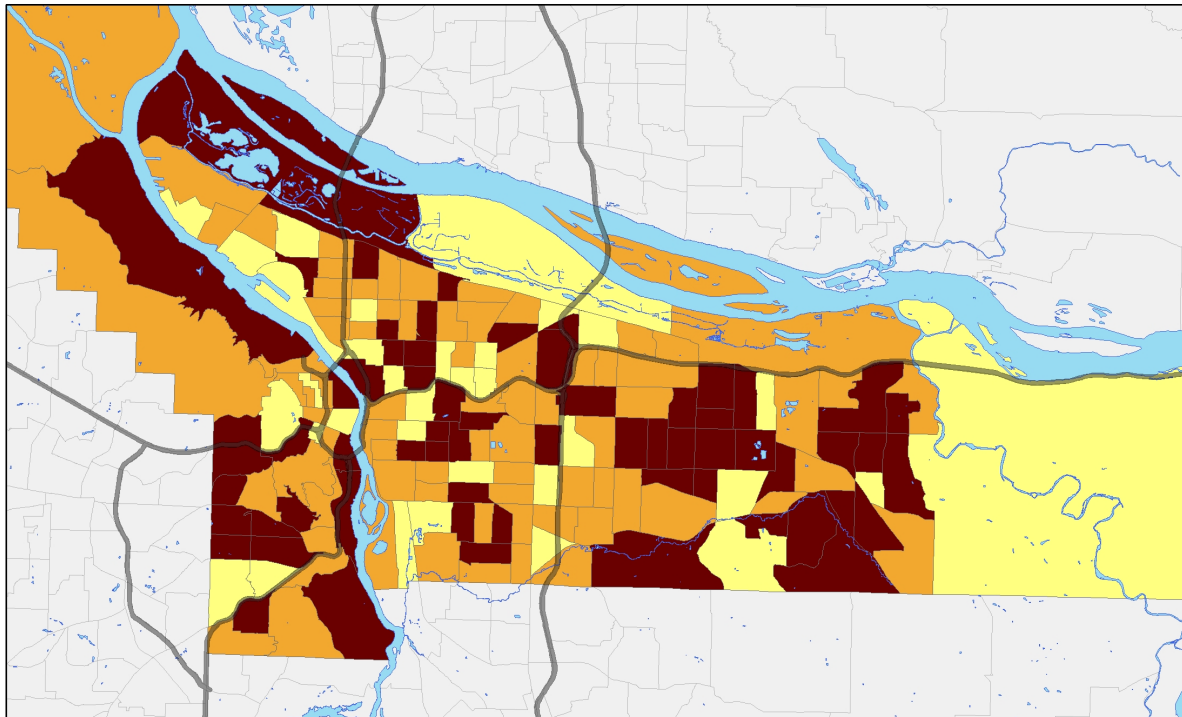
Latino Concentrated Population

Concentrations of Native Americans in Multnomah County, 2010



Native American Concentrated Population

**Multnomah County - % of Extreme Low Income Households
With Any of 4 Severe Housing Problems**

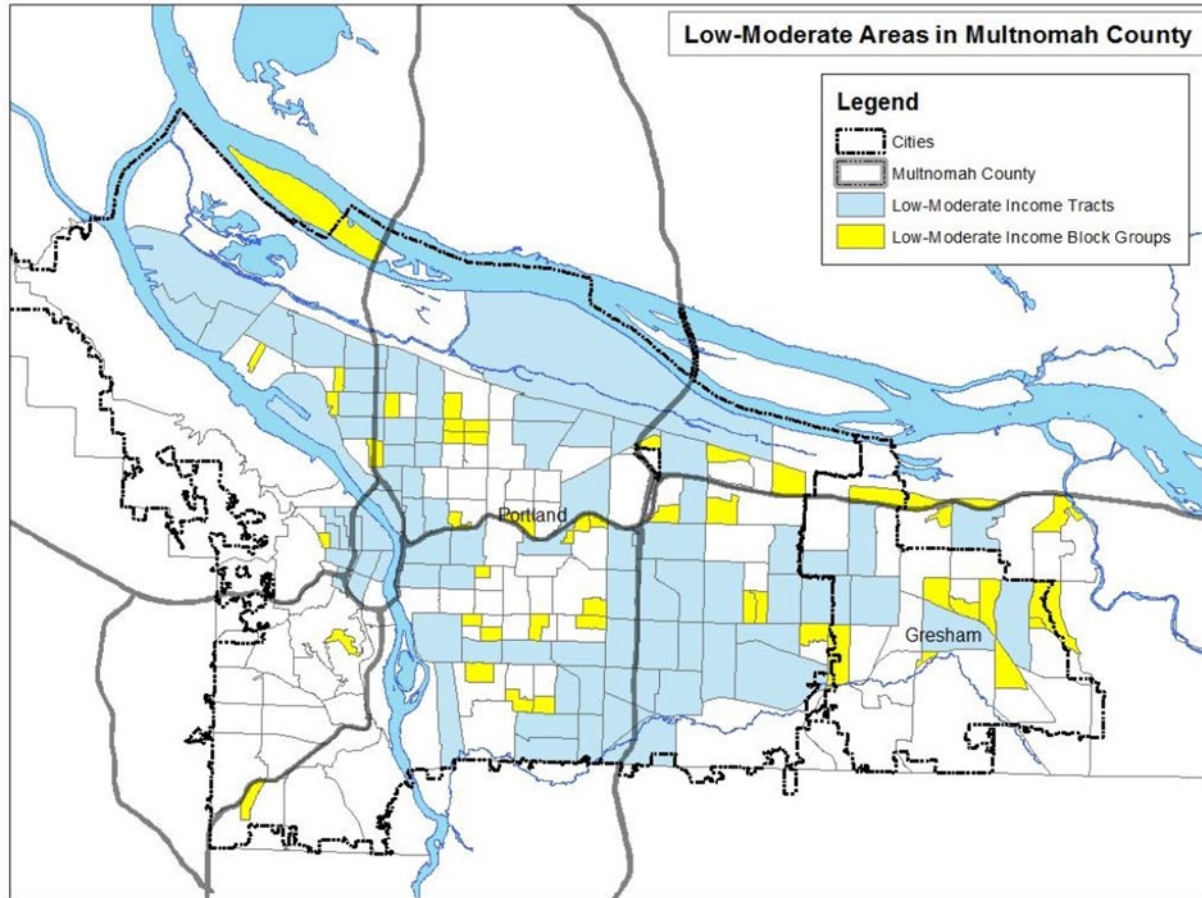


March 2016 Extreme Low Income With Any
of 4 Severe Housing Problems

PERCENT

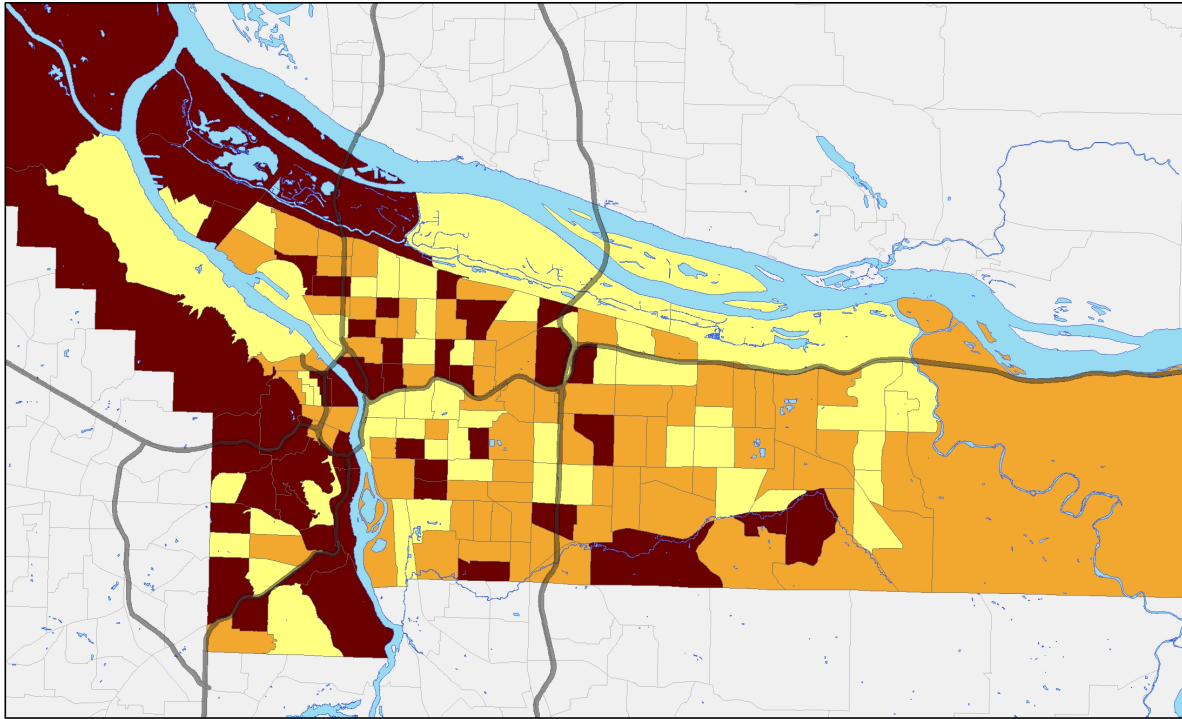
0% - 59%
60% - 80%
81% - 100%

Housing Problems, Extremely Low Income



Housing Problems, Low-Moderate Income

**Multnomah County - % Low Income Households
With Any of 4 Severe Housing Problems**



March 2016

Low Income With Any
of 4 Severe Housing Problems

PERCENT

0% - 34%
35% - 59%
60% - 100%

Housing Problems, Low Income

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan addresses the identified needs and goals in the following areas:

Geographic Priorities, Priority Needs, Influence of Market Conditions, Anticipated Resources, Institutional Delivery Structure, Goals, Public Housing, Barriers to Affordable Housing, Homelessness Strategy, Lead-based Paint Hazards , Anti-Poverty Strategy, and Monitoring.

The following sections outline the priority needs and associated goals for the Consortium and for the City of Portland. Priorities were established after review of information and outreach within the community to residents and to providers of services.

The priority needs are:

- Affordable housing choice
- Basic services and homeless prevention/intervention
- Community economic development

Priority goals are:

- Increase and preserve affordable housing choice
- Reduce homelessness and increase stability
- Infrastructure, facilities and economic opportunities

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 52 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

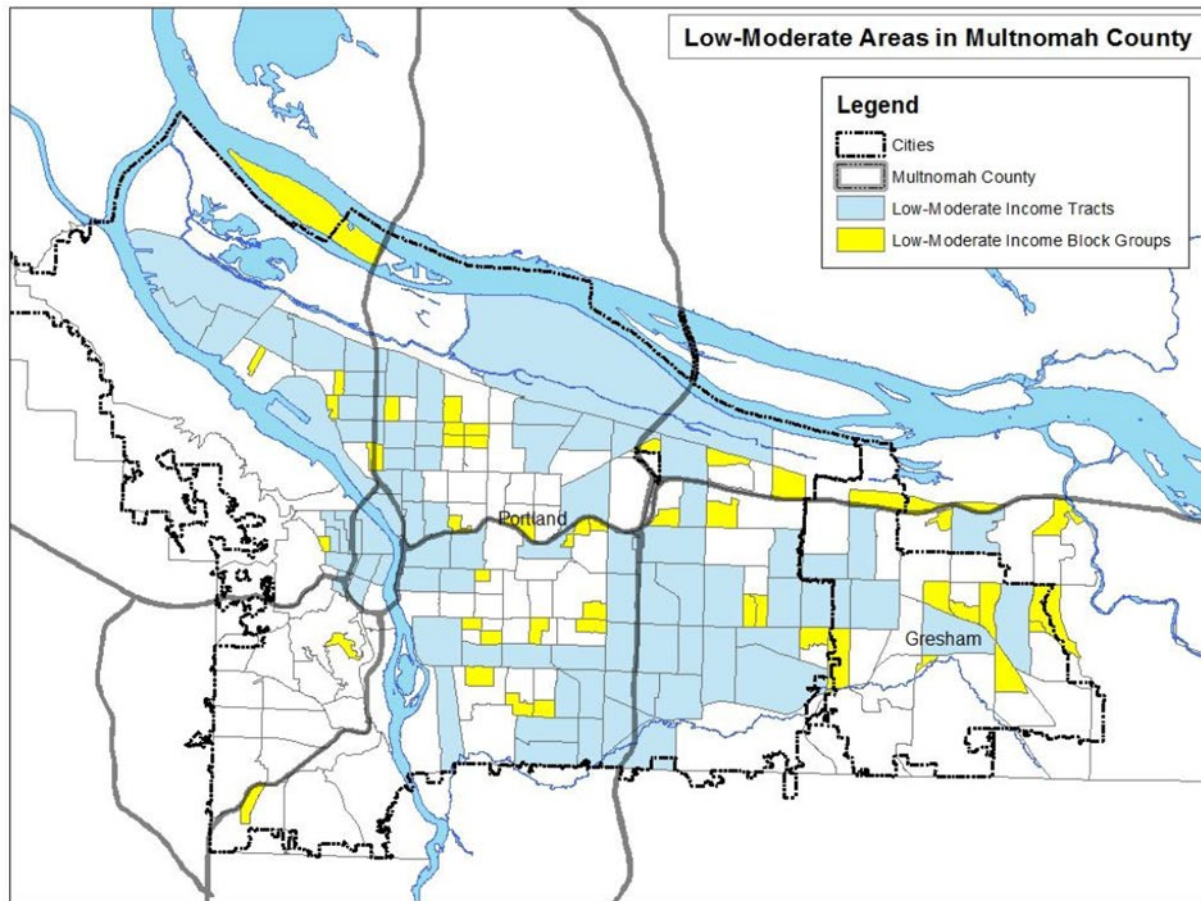
Describe the basis for allocating investments geographically within the state

The geographic area of the Portland Consortium is inclusive of all of Multnomah County and its cities. This strategic plan is specific to the City of Portland within Multnomah County.

This section discusses how investments are allocated geographically including locally designated areas where geographically targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. For the purpose of the Consolidated Plan, local target areas are loosely defined and do not need to conform to a set of standards. Target areas allow grantees to communicate a higher priority for one or more areas over the jurisdiction as a whole and to call out priority needs and goals for specific geographic areas. Local target areas include but are not limited to redevelopment areas, Neighborhood Stabilization Program (NSP) target areas, and transit-oriented development areas. In the NRSA there is greater flexibility in the use of the CDBG funds in the revitalization area(s) as described in 24 CFR part 570, subpart C. Within Portland, funds from Tax Increment Financing are restricted to use within that defined geographic area designated as in need of

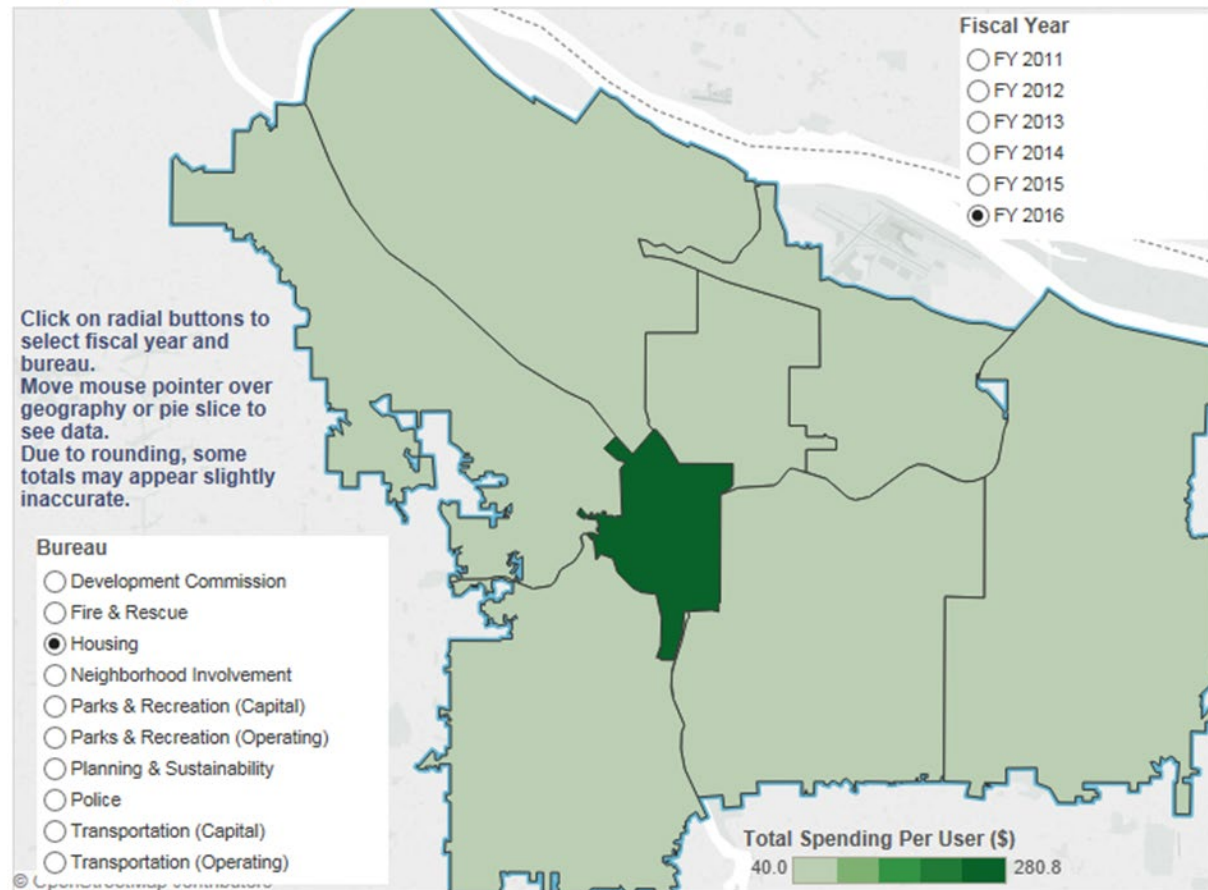
revitalization. Public investments for low-income households are made in both areas of needed revitalization and in areas that connect low-income households to resources and opportunities.

See attached Low Mod Area and Portland Budget map.



Low Mod Area

Adopted Budget Map



Portland Budget Map

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Choice
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Increase and preserve affordable housing choice

	Description	Need: Increase and preserve affordable housing choice. Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.
	Basis for Relative Priority	Lack of affordable housing choices for extremely low and low income households. Lack of affordable housing choices for people with special needs such as accessible units, multiple bedrooms, or supportive services. Also lack of housing choices for people who experience disparities in access due to barriers due to disabilities, language, discrimination based on race, ethnicity or other protected classes. Disparities in access for first time homebuyers, especially homebuyers of color. Cost effectiveness of preservation strategies to retain affordable housing options.
2	Priority Need Name	Basic Services, homelessness prevention/intervene
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Prevent/reduce homelessness and increase stability
	Description	Basic services and homelessness prevention/Intervention: This need and related goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.

	Basis for Relative Priority	Prevent homelessness and bring people out of homelessness. This resource is targeted to extremely low income households that are homeless or at risk of becoming homeless. In addition to prioritizing extremely low income households, other groups prioritized based on risk of homelessness include veterans, people with mental or physical health issues, people of color, victims of domestic violence and families with children.
3	Priority Need Name	Community Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide

Associated Goals	Infrastructure, facilities and economic opportunit
Description	Community Economic Development: This need and related goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.
Basis for Relative Priority	Need for community economic development and economic opportunity for extremely low income households at risk of homelessness, and other populations such as women and people of color that experience disparities in access to employment, credit, and wealth creation. Focus on training to decrease disparities in employment compensation.

Narrative (Optional)

For all of the Consortium programs the majority of resources are allocated to projects and programs that benefit extremely low and low income households. The PY 2014 Portland CAPER reported 100% of funds went to low and moderate income households. The City of Portland prioritizes extremely low income households and dedicates at least 30% of its TIF funding to extremely low income households.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Tenant Based Rent Assistance (TBRA) is a critical resource for meeting the short-term needs of households experiencing homelessness or at risk of homelessness. The number of households that can be served with TBRA is limited by the area's rapidly rising rents and low vacancy rates. TBRA does not address the long-term need to invest in the area's aging housing stock nor create new affordable housing opportunities. Given current market characteristics, there is some risk that the utilization of TBRA subsidies could further concentrate low-income households within neighborhoods, with a high percentage of rental stock and affordable rents.</p>
TBRA for Non-Homeless Special Needs	<p>Many members of the non-homeless special needs population report high housing costs and difficulty with self-care. To serve the housing needs of this population, the jurisdictions need to invest in the area's aging housing stock and create affordable housing opportunities with wraparound services. There is a strong need for home repair assistance and other resources to help aging and vulnerable homeowners maintain and retain their homes as they face rising property taxes and pressure to sell.</p>
New Unit Production	<p>With a fast growing population, stagnant incomes, rising housing costs, and some of the lowest vacancy rates in the nation, the need for affordable housing in Multnomah County is high. The current housing supply does not meet the needs of the population. In Multnomah County, there is currently a housing shortage of 23,845 affordable units. The jurisdictions are exploring continuation and expansion of funding for affordable housing development programs, as well as, increased use of programs that engage the private development community to develop affordable housing.</p>
Rehabilitation	<p>The high housing cost burdens born by Multnomah County households present a growing challenge to efforts to improve the condition of housing. Private landlords are likely to try to recoup their investment in rehabilitating housing by raising rents or raising sale prices. The City's funding for rehabilitation is limited and at this time is directed toward low-income homeowners. The City is exploring a program that would provide temporary public funding to support housing rehabilitation by private landlords.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Acquisition, including preservation of affordable properties that are at risk of being lost due to the expiration of subsidies and regulatory agreements has been demonstrated to be a successful strategy for maintaining and growing the area's affordable housing stock. Consideration is also being given to continue to prioritize the redevelopment of affordable properties that improve their current condition and long-term stability.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Funding in the first year is based on FY 2016-17 allocations. The City of Portland is using its financial forecast to estimate the expected amount available for the upcoming four years. Assumptions for entitlements are that they will be stable for the next four years.

HOPWA 2015 projects ended with \$32,517 unspent. However, we are not allowed in IDIS to spend 2015 money in a 2016 project. This money is currently unallocated and will be allocated to a 2015 project later in the year. We are removing it from the expected resources since it cannot be tied to an AP-35 project. Same situation with ESG in the amount of \$12,265.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,758,107	1,950,000	5,876,513	15,584,620	35,632,428	Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services. Added 800,000 in program income and Section 108 program income on 5/26/17.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,978,652	408,000	5,713,692	9,100,344	13,514,608	Rental Development, Administration, Homebuyer, TBRAAmendment #2 added program income for Gresham

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,091,788	0	32,517	1,124,305	4,367,152	HOPWA Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	702,193	0	0	702,193	2,808,722	Shelter Services, Rapid Rehousing
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Other	245,666	0	0	245,666	982,664	HMIS program including information system development and administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Financial Assistance Homebuyer assistance Homeowner rehab Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA	27,724,136	0	0	27,724,136	103,357,735	Administrative costs funded by the City General Fund include fair housing. A Home For Everyone includes emergency shelter operations, supportive housing services, permanent housing placement, rent assistance. Down Payment Assistance and Home Repair

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Increment Financing	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	85,219,321	0	0	85,219,321	156,246,978	Program Administration for Portland Housing Bureau, Preservation and New Affordable Housing, Down Payment Assistance and Home Repair.
Other	public - federal	Acquisition Homebuyer assistance Homeowner rehab	95,460	0	0	95,460	0	Grant ending in 16-17, Portland is subgrantee to OHCS (state of Oregon)
Other	public - federal	Admin and Planning	14,484	0	0	14,484	57,936	Multnomah County and Gresham pay the City of Portland to coordinate our consolidated plan process.
Other	public - federal	Homeowner rehab Multifamily rental rehab Other	1,176,491	0	0	1,176,491	4,705,964	Lead Hazard Control Demonstration Grant 2013 has been extended through February 2017.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	19,042,575	0	0	19,042,575	14,643,935	The Housing Investment Fund is a local resource comprising several programs largely dedicated to housing development. The 16-17 budget includes possible one time infusion from a bond measure.
Other	public - local	Multifamily rental new construction Multifamily rental rehab	1,861,805	0	0	1,861,805	5,251,750	Proceeds from the Headwaters Apartment Complex partly to service debt and to do improvements, any proceeds after this are applied to rental housing development

Table 55 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Consortium leverages HUD funds with a variety of local public, as well as private dollars, for housing and community development activities. Some of the leverage includes local Tax Increment Financing, for projects that leveraged non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources units targeted at low and very low income households. Housing development and

rehabilitation activities are highly leveraged because public funds are used as "last in" gap financing amounts. Locally controlled direct subsidy dollars are provided as loans and grants for rental housing.

In the months and years ahead, community-wide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunity resources with housing resources to support our communities' residents experiencing homelessness and housing instability. Leverage includes in kind and private sources.

HOME Match:

Matching funds estimated to equal \$624,232 are required for the HOME program. The members of the HOME consortium will each contribute their *pro rata* share of match. Key sources of match are expected to include local Tax Increment funds; local General Funds; grant funds from the State Housing Trust Fund, value of below market financing using the Oregon Affordable Housing Tax Credit; value of donated property and donated labor; the value of property tax exemptions for low- and moderate-income home ownership properties developed in distressed neighborhoods; the value of property tax exemptions for low- and moderate-income rental housing owned by charitable non- profits and rented to income-qualified tenants; the value of property tax exemptions for low- and moderate-income housing developed under the New Multi-Unit Housing program; the value of building permit fee waivers and system development charge waivers; and the value of contributions from charitable and corporate sources. Although General Fund match may be available, federal regulations do not require a General Fund match for the HOME grant.

ESG Match: Dollar-for-dollar matching funds are required for the ESG program. The source of the \$702,193 match is expected to be General Fund allocated in the Portland Housing Bureau budget to Housing Access & Stabilization programs benefitting people experiencing homelessness.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

More efforts are being made to identify vacant land owned by the City of Portland, Portland Development Commission, State of Oregon, Multnomah County, and agencies within these jurisdiction that would be appropriate for affordable housing, in-kind leverage, or as another resources for affordable housing. Publically and privately owned buildings, institutions and churches are also identified for temporary housing and shelter partnerships.

Discussion

These revenue estimates are based on FY 2016-17 budget projections, FY 2016-17 federal allocation and actual program income from FY 2015-16.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PORTLAND	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
GRESHAM	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Home Forward	PHA	Public Housing	Region
MULTNOMAH COUNTY	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PORTLAND DEVELOPMENT COMMISSION	Redevelopment authority	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Multifamily Development- The City of Portland supports a statewide association of non-profit developers for the purpose of coordination and education. Gaps in this coordination exist in terms of coordination with the private financial sector.

Homelessness Prevention- The Consortium provides funding to homelessness prevention programs, transitional and emergency housing programs through its associated jurisdictions and service providers. These agencies and providers are all coordinated through the Home For Everyone Board which includes the City of Portland, the City of Gresham, Multnomah County, and Home Forward. Gaps have been identified in data, coordination with healthcare, and institutions that discharge.

First-time homebuyer –The City of Portland coordinates these services and delivery to underserved communities by funding a group of culturally specific homebuyer counseling organizations. Gaps still exist in home buying outcomes for households of color.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	

Street Outreach Services			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		
Transportation			
Other			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

See discussion under Needs Assessment NA 40 and NA 45

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

See discussion under Needs Assessment NA 40 and NA 45

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Continuum will overcome gaps in the institutional developer system through the following strategies defined by a Home for Everyone. See the one year plan to address Homelessness SP 60.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing	Citywide	Affordable Housing Choice	CDBG: \$10,622,843 HOME: \$8,019,436	<p>Public service activities other than Low/Moderate Income Housing Benefit: 6500 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 3425 Households Assisted</p> <p>Rental units constructed: 500 Household Housing Unit</p> <p>Rental units rehabilitated: 750 Household Housing Unit</p> <p>Homeowner Housing Added: 50 Household Housing Unit</p> <p>Homeowner Housing Rehabilitated: 2000 Household Housing Unit</p> <p>Direct Financial Assistance to Homebuyers: 50 Households Assisted</p> <p>Tenant-based rental assistance / Rapid</p>
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Rehousing: 1500 Households Assisted
2	Prevent/reduce homelessness and increase stability	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Basic Services, homelessness prevention/intervene	CDBG: \$3,592,520 HOPWA: \$5,458,940 HOME: \$947,800 ESG: \$3,510,965	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 335 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 11000 Beds Housing for People with HIV/AIDS added: 60 Household Housing Unit HIV/AIDS Housing Operations: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, facilities and economic opportunit	2016	2020	Non-Housing Community Development	Citywide	Community Economic Development	CDBG: \$10,651,120	Public service activities other than Low/Moderate Income Housing Benefit: 8300 Persons Assisted Businesses assisted: 750 Businesses Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	<p>Addresses the need to increase and preserve affordable housing choice. Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing. Amounts assume current year allocations multiplied out over a five year period.</p> <p><u>Five year outcome targets: Goal # 1 Increase and Preserve Affordable Housing Choice, Affordable Housing Public Housing, CDBG\$, HOME\$, HOPWA\$</u></p> <p>Indicator, Unit of Measure, Expected 5 year Strategic Plan Goals</p> <ul style="list-style-type: none"> • Public Service activities other than low/moderate income housing benefit, O5U Housing Counseling PR-23 CDBG, (Persons Assisted 6500) • Public service activities for low/moderate income housing benefit, O5R DPAL, O5J Fair Housing Activities, relocation assistance PR-23 CDBG (Households Assisted 3,425) CDBG and HOME • Rental units constructed, 12 Construction of Housing, PR-23 HOME, PR-23 CDBG, PR-11, PR-22 (Household Housing Unit, 500) • Rental units rehabilitated, 14B Rehab Multi Unit , residential PR-23 CDBG, (Household Housing Unit, 750) • Homeowner Housing Added, 13 Direct Homeownership Assistance, PR23 CDBG (Household Housing Unit, 50) CDBG\$ • Homeowner Housing Rehabilitated, 14A Rehab Single Unit Residential, 14F Energy Efficiency Improvements PR-23 CDBG (Household Housing Unit, 2000) • Direct Financial Assistance to Homebuyers, (Household Housing Unit, 50) HOME \$ • Tenant-based rental assistance, Rapid Rehousing, TBRA, SAGE-RRH, CAPER-HOPWA, PR-23 HOME (Households Assisted, 1500) HOME\$, HOPWA\$ •

2	Goal Name	Prevent/reduce homelessness and increase stability
	Goal Description	<p>Prevent and reduce homelessness and increase stability for all residents. This goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.</p> <p>Five year outcome targets, Affordable Housing/ Public Housing/ Homeless/ Non-Homeless Special Needs (CDBG\$/ HOPWA\$/ HOME\$/ ESG\$)</p> <p><u>Goal #2 Indicator (Prevent/ reduce homelessness and increase stability), Matrix Codes & IDIS Report Reference Expected 5-Year Strategic Plan Goal</u></p> <ul style="list-style-type: none"> •Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit, Permanent Housing Facilities HOPWA Report (335, Households Assisted) •Public service activities other than low/Moderate Income Housing Benefit, 05K Tenant Landlord Counseling, HOPWA SupportivePR-23HOPWA Report (7500, Persons Assisted) •Overnight/Emergency Shelter/ Transitional Housing Beds Added Emergency Shelter, SAGE (11000, beds) •Housing for People with HIV/AIDS added HOPWA Goals and Activities (60, households Assisted) •HIV/AIDS Housing Operations HOPWA Report (10, Household Housing Unit)

3	Goal Name	Infrastructure, facilities and economic opportunit
	Goal Description	<p>Improve infrastructure, facilities, economic opportunities. This goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.</p> <p><u>Five year outcome targets</u></p> <p>Goal # 3 Indicator (Infrastructure, facilities and economic opportunity)Non-Housing Community Development, CDBG\$</p> <p>Indicator , Matrix Codes & IDIS Report Reference, Expected 5 year Strategic Plan Goal</p> <ul style="list-style-type: none"> • Public Service activities other than low/moderate income housing benefit, 05H Employment Training, PR-23 (8300, Persons Assisted) • Businesses Assisted 17, (0, Businesses) • <u>Businesses Assisted 18C, PR-23, CHDOs , (750, Businesses Assisted)</u>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Total 3,500

The Consortium estimates that the HOME program will leverage 3,500 units of affordable rental housing, with 10% of these units or 350 units dedicated to extremely low-income households, and the majority of units available to low-income households.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement) Seven percent of Home Forward's public housing units currently meet the requirement under Section 504 and are accessible to persons utilizing wheelchairs. There are currently 132 unduplicated applicants on all of our ADA Accessible waiting list. We maintain a preference on our waiting lists that allows applicants who need a wheelchair accessible unit to apply for those lists at any time, regardless if the general waiting list is closed. This allows us to assure that ADA accessible units are fully utilized. We also do regular outreach to agencies that work with individuals and families who require an ADA accessible unit in order to make them aware of the preference. When comparing the need for accessible units to the broader need for public housing units, the disparity is stark. There are currently 150 accessible public housing units and 132 applicants on the waiting lists for those units while there are 1,960 units that are not accessible within the public housing portfolio and 9,758 applicants waiting for those units. This same pattern is duplicated when comparing wait times for ADA waiting lists versus non-ADA waiting lists. The average wait time for ADA accessible units is 3 years, as compared to the average wait time for the general wait list which is 11 years. While there does not appear to be a strong need to develop more accessible units within the Public Housing program, as we re-develop properties we continue to look for opportunities to expand the number of accessible units with an emphasis on smaller unit sizes.

Activities to Increase Resident Involvements

Home Forward engages its residents in a process which allows them to have a voice in decisions affecting its various housing programs through its Resident Advisory Committee (RAC). The RAC, comprised of 10-20 volunteers who either live in a Home Forward unit or participate in the Section 8 program, holds monthly meetings (with the exceptions of August and December). Public meetings are conducted quarterly. The results of their work are reported to Home Forward's Board of Commissioners. The committee chair also serves as the Resident Commissioner on the agency's Board of Commissioners. In addition to the RAC, the agency routinely involves participants and residents on committees specific to a particular redevelopment or to policy issues. For example, residents and participants served on the Community Advisory Committees that guided Home Forward through several HOPE VI redevelopments, and were also involved in shaping Home Forward's Rent Reform initiative.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Barriers to affordable housing include a lack of funding, State housing policy, including preemptions on local housing policies, lack of robust protections for renters, need for alignment of homelessness services, dedication of more resources to homeowner rehabilitation and new affordable rental housing development, and a lack of coordination of housing initiatives within a regional planning framework in terms of planning, housing goals, and research to determine market gaps in addressing needs for affordable, special need and culturally responsive housing and sustainable living.

Strategies to overcome these policy barriers are regional and local. Recent market conditions have changed dramatically making most affordable housing less accessible and households are more at risk of homelessness. In response, housing policy makers and local jurisdictions sought a number of housing reforms and actions at the state and regional level that address many of identified barriers to housing choice.

The City of Portland will implement many of its regulatory reforms through the update of the city's Comprehensive Plan and related zoning updates.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Types of barriers include:

1. Administrative Processes and streamlining
2. Building codes
3. Redevelopment/ infill
4. Lack of Sustainable Communities/resource and energy costs
5. Planning and growth restrictions
6. National housing and economic crisis;
7. Increased development costs
8. Federal and local funding shortfalls
9. Portland/Multnomah County housing market conditions
10. Limited flexibility with Federal funds.
11. Lack of an affordable housing supply makes impediments to Fair Housing choice more pronounced.
12. Historic housing policy and investments such as eminent domain seizures and redlining, still influence patterns of racial and ethnic segregation.
13. Protected classes still experience illegal housing discrimination especially disabled, racial and ethnic minorities, refugees and immigrants, families, and single female headed household.

Strategies to remove barriers include:

1. Consortium Planning and A Home For Everyone joint planning for streamlining homeless services.
2. Add an affordable housing benefit strategy to Portland's Comprehensive Plan.
3. Portland Comprehensive Plan- identification of redevelopment land.
4. Add sustainability and equitable distribution of the benefits and burdens of development as a core Portland Comprehensive Plan strategy.
5. Plan for high density communities that are accessible, affordable, socially and economically mixed.
6. Home Forward requested a market rent study which resulted in an increase in the local HUD Fair Market Rents.
7. City of Portland is seeking to reduce design review costs.
8. Seek local resources to supplement declining Federal Investments.
9. State of Oregon will increase the minimum wage.
10. Lobby for flexibility, such as Moving to Work designation and increased voucher value.
11. State civil rights law now requires acceptance of rental applications from households with Section 8 vouchers. Educate landlords and tenants about this change.
12. Recognize historic disparities and seek legal and policy remedies, including implementing affirmative marketing requirements and investment in underserved communities.
13. Invest in fair housing education and enforcement of fair housing laws.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The jurisdiction, under the organization of its Continuum of Care (CoC) has several agencies who conduct street outreach to identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. (Our Coc organization is the A Home for Everyone initiative.) Outreach workers within these agencies use Housing First, trauma-informed approaches to build relationships with vulnerable groups (families, youth, adults with severe disabilities) interested in accessing resources. Outreach staff also respond to calls for help through the 211 I & R line. Participants are entered into HMIS, assessed through coordinated entry, and connected to appropriate housing and services. We prioritize using rapid rehousing funds (including Emergency Solutions Grant, HOME tenant-based rent assistance, and leveraged local resources) and outreach to landlords to reduce housing placement barriers. Outreach and engagement providers (including law enforcement) meet monthly at an outreach subcommittee of the local CoC Board to discuss challenges and opportunities to improve coordination. The jurisdiction supports low-barrier day access centers that offer food and hygiene supplies for unsheltered people, which are increasingly used as engagement sites for rapid rehousing. The jurisdiction also funds long-standing street-to-home placement directly into permanent supportive housing using leveraged local, HUD CoC, and housing authority resources.

Addressing the emergency and transitional housing needs of homeless persons

The jurisdiction, under the organization of its Continuum of Care (CoC) conducts annual needs and gaps assessments, which correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. The planning occurs primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee. The CoC Board is currently considering final draft community program guidelines for a range of homeless services, including emergency shelter and transitional housing that were generated through a broad community engagement process coordinated by the CoC and staffed by national technical assistance providers from CSH. The guidelines describe emergency shelter and transitional housing activities and outline for each: Populations served and prioritized, effective practices, and minimum and ideal operating standards. Investment of resources within this strategic plan, including ESG, HOPWA, and CDBG, are prioritized for investment in aligned activities through direct coordination with the CoC.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The jurisdiction, through its local Continuum of Care (CoC) tracks length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, name registries, CoC and Emergency Solutions Grant (ESG) project data, and CoC system mapping. Local HMIS data shows the County reduced average length of time homeless in shelter from 24 (2014) to 23 days (2015.) Our family CE and Veterans Name Registry system track length of time homeless at intake. The jurisdiction, as HMIS lead, has piloted reports to track time homeless and will comply with HUD system performance guidance when our HMIS vendor releases updated reports. The jurisdiction, through our CoC, uses the following strategies to reduce length of time homeless: expanded partnerships with street outreach, shelters, day centers to increase effective engagement; CE to connect people to diversion and rapid rehousing (RRH) resources; adopting HUD's Notice CPD-14-012 prioritization policy for our permanent supportive housing (PSH) CE pilot; prioritizing beds for chronically homeless (CH) families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH; and the Veterans registry to prioritize VASH based on length of time homeless.

Local funding partners (City, County, local housing authority) collaborate extensively with community stakeholders to increase PSH by incenting set aside of PSH units in new and existing housing developments and prioritizing CoC and other funding for development of new PSH units for CH households. The CoC annually applies for additional PSH funding through HUD CoC, VASH, and other sources, and will also reach out to other PSH projects to form agreements to prioritize non-dedicated beds at turnover in the future.

Jurisdiction providers have a long history of local investment in RRH activities for families. Since 2005, the Short Term Rent Assistance program consolidates local, state & federal funding (including ESG) and is administered by the local housing authority. In 2014, the CoC launched the Homeless Family System of Care coordinated entry system, which uses a modified F-SPDAT to assess need and prioritize service type and length, with a Housing First, Assertive Engagement approach. Our local housing authority has committed 200 housing choice vouchers (HCV) to prioritize rapid placement of families to leverage CoC- and ESG-funded activities.

Local HMIS data shows our CoC retains a high permanent housing retention rate of 93% from 2013-14. County CoC has piloted vendor recidivism reports for PSH, RRH, and transitional housing (TH) and we'll comply with HUD system performance guidance when County HMIS vendor releases updated reports. To reduce returns to homelessness, we invest in: 1) flexible local housing retention funds to stabilize households who may face temporary crisis that places them at risk; 2) landlord recruitment & guarantee funds to ensure households placed in private market units have additional resources for stability; 3) housing authority has on-site DV advocates to assist HCV & Public Housing residents to maintain their housing assistance and improve retention; 4) active retention monitoring at 6- and 12-month post-subsidy to assess outcomes and provide training for those who don't meet communitywide standards.

CoC providers routinely use HMIS to monitor and record episodes of homelessness of those who exit RRH, TH, PSH projects at 3-, 6- and 12-mos.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The jurisdiction, through its Continuum of Care (CoC) funds a range of homelessness prevention and diversion activities that assist households at risk of becoming homeless. We identify risk factors through: direct participation of CoC board members who represent prevention and mainstream systems and provide policy guidance; subcommittees that focus on identifying strategies to improve alignment of prevention resources; and service data analysis from “front door” entities (211info line, shelters, day centers, mainstream services). One CoC subcommittee is improving coordination between hospitals and housing agencies at time of discharge. Referrals to prevention resources occur through the County coordinated entry for families at the time of initial screening. The County locally-funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless using a range of state, local, and federal funding, including HOME tenant-based rent assistance. Also, shelter providers, including domestic violence service providers, incorporate diversion resources prior to intake with rental assistance and mobile housing retention services.

Either the state, the CoC or another entity has established discharge policies that prevent discharges to homelessness across local foster care, health care, mental health care and corrections systems. The jurisdiction, through its CoC coordinates with each system to prevent discharges to homelessness.

Over the last two years, local HMIS data show a 2% increase (34% to 36%) of CoC participants exiting with increased income from earned and other sources. The CoC-funded Employment Recovery Project, run by nonprofit Central City Concern, uses a supported employment model to connect adults with multiple barriers (criminal histories, substance abuse) to jobs. Jurisdiction-funded agencies are part of the local Economic Opportunity Program, providing career track training, counseling and job placement through our local Workforce Investment Board, in collaboration with employment providers. The Homeless Benefits Recovery program, led by Central City Concern in partnership with the local Social Security Administration, helps homeless disabled persons unable to work obtain SSI, SSDI & health insurance an average of 14 years faster than typical wait time. In 2014, the CoC formed a Workforce subgroup to develop priorities for greater employment/housing alignment and improve data analysis at a system-level to inform planning and expansion.

The jurisdiction, through the County CoC partners with Worksystems (local WIB), Portland Business Alliance (downtown businesses) and State Dept. of Human Services (TANF, JOBS Works) to increase income opportunities for homeless persons. All three are on the CoC Board and Workforce subgroup. Worksystems is a main liaison between the County CoC and statewide WIOA implementation. They

oversee the Economic Opportunity Program which provides career track training, counseling and job placement, and leverages federal funds (DOL, DHHS), local housing funds, jobs through local businesses and community-based case management to achieve successful employment & housing outcomes. The subgroup developed strategies that have committed local support: adding rent assistance to an effective employment program, piloting braided DOL/TANF/local funds to support homeless TANF families, and increasing job opportunities through employers. 75% of the County CoC projects regularly connect participants to services provided by mainstream employment partners.

Project Summaries	One Year Target				Five Year Target			
	1-3-2016 AMH	1-30-2017 AMH	10-01-2018 AMH	10-01-2019 AMH	1-3-2016 AMH	1-30-2017 AMH	10-01-2018 AMH	10-01-2019 AMH
Project 1 - Name B- Q								
8 FY16-17 Economic Opportunity Initiative - Microenterprises	130	115	100	80	520	570	520	520
9 FY16-17 Economic Opportunity Initiative - Adult Workforce	890	100	90	4250	290	290	290	290
10 FY 16-17 Economic Opportunity Initiative - Youth Workforce	890	100	90	4250	590	590	590	590
4 ESOP	500	0	0	1500	0	0	0	0
5 FY16-17 Program Administration - HOPWA	0	0	0	0	0	0	0	0
6 FY16-17 Fair Housing Admin - CDBG	320	600	80	1,800	3,800	400	400	400
19 FY16-17 HOPWA Subcontracts	225	200	75	1125	1050	375	375	375
21 Campaign HOPWA 2015	5	0	0	0	0	0	0	0
2 FY16-17 Program Outlay - CDBG	0	0	0	0	0	0	0	0
7 FY16-17 Section 18B Requirements	0	0	0	0	0	0	0	0
11 FY16-17 Housing Development Center	0	0	2	0	0	0	0	0
12 FY16-17 Home Affordable Housing	100	230	320	680	1150	1650	1650	1650
13 FY16-17 Homeownership Affordable Housing	19	16	100	60	70	620	620	620
16 FY16-17 Single Family Fin Assist	315	630	1100	1075	2150	3775	3775	3775
17 FY16-17 Single Family Home Repair	250	320	5	2050	1075	15	15	15
18 FY16-17 HOME CDBG Operating Contracts	0	0	0	0	0	0	0	0
20 Campaign Affordable Housing for 15-18	0	0	0	0	0	0	0	0
1 FY16-17 Program Administration - CDBG	0	0	0	0	0	0	0	0
3 FY16-17 Program Administration - HOME	0	0	0	0	0	0	0	0
FY 16-17 Home Affordable Housing	25	58	275	125	250	1375	1375	1375
14 FY16-17 HOME Consortium - Glenview	15	15	5	125	150	15	15	15
15 FY16-17 HOME Consortium - Matteson Co	0	0	5	0	0	25	25	25

Five Year Outcome Objectives by Program Area

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Local housing programs engage the Portland Lead Hazard Reduction Program for grants to remediate lead-based paint hazards in housing where children under the age of 6 visit or reside. 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. Households at immediate risk are sometimes relocated to lead safe housing. New housing is considered lead safe.

How are the actions listed above related to the extent of lead poisoning and hazards?

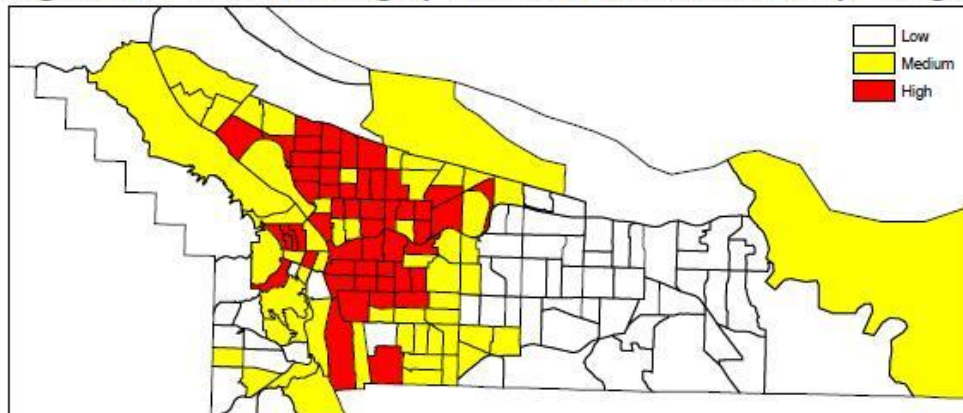
Lead hazards in homes are serious problems that affect every community. Indoor lead dust is a major cause of lead poisoning in children. The Oregon Health Division requires the reporting of children under the ages of 18 years of age with elevated blood levels over 5g/dl. Childhood lead screening has been conducted in Oregon on a regular basis since 1992. Multnomah County reports an average of 120 blood lead cases per year. “The Prevalence of Lead Dust Hazard Study” (2001) commissioned by the Multnomah County Health Department and the City of Portland showed that Multnomah County shares similar home lead hazards with other parts of the country.

Low-income households are living in older housing stock built before 1972 and therefore the housing is more likely to have lead hazards. National studies commissioned by the Department of Housing and Urban Development estimate that 35% of all low-income housing contains lead hazards. In Multnomah County, this translates into an estimated 40,000 units with lead-based paint hazards that are occupied by low-income families. The attached map shows the percentage of extremely low income households with children living in housing built before 1950 at risk of lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

Housing that receives public resources is tested for lead hazards and plans are included to make the home lead safe. Public education about lead hazards includes access to affordable lead testing.

Percentage of Pre-1950 Housing by Tract, Multnomah County, Oregon



Note: The percentage is derived by dividing the number of pre-1950 units by total units in tract.
Low = between 0% and 28%; Medium = between 29% and 58%; High = between 59% and 97%.
Average = 41.5%.

Lead Risk in Housing Prior to 1950

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Please refer to 2014 Poverty in n Multnomah County Report. Goals, programs and policies in response to this report are being formed through the Multnomah Stability Initiative (MSI). MSI will be implemented in July 2016 and is an initiative to move services provision for low-income families to an approach that is both culturally sensitive and incorporates an Assertive Engagement approach. It is a partnership among the Multnomah County Department of County Human Services (DCHS) Worksource, Inc., Home Forward, Oregon Department of Human Services, and community-based contract provider agencies.

The goal of the MSI is to engage households living on low-incomes in ways that foster hope, leadership, and community so that they avoid crisis, achieve stability, and access opportunities to reach prosperity. Ultimately, by protecting and building human capital the economic well-being of the entire community is created, grown, and maintained. Aligned services will include employment supports, housing assistance, and State of Oregon DHS benefits coordination. MSI will move program funding away from emergency response and toward investing in stability and opportunity.

The City of Portland will coordinate its anti-poverty efforts with MSI to address poverty through housing and supportive services programs. Portland's resources will support the development of affordable housing, short term rent assistance, emergency housing, shelter, first-time homebuyer assistance, housing rehab assistance, employment training, micro-lending, and fair housing enforcement and education. Gresham is also implementing program services to address the needs of homeless populations, including those who are camping in natural areas within the city.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Coordination of affordable multifamily development happens through Coordination with OHCS, NOAH, Home Forward, Oregon Opportunity Network and other community development organizations.

Coordination of homelessness prevention and emergency services including the Continuum of Care planning and implementation is coordinated through the Home For Everyone Board. The City of Portland, City of Gresham, and Multnomah County are all involved in the work of the Home for Everyone planning group, which fulfills the Continuum of Care planning and policy development in addressing homelessness. The Home for Everyone Office will add more staff from both the City of Portland and Multnomah County and become the "Homelessness Services Lead Agency" for the Consortium. The City of Gresham will still have policy representation on the Home for Everyone policy board, but will not be contributing staff to the new office.

Federal resources such as EOI are part of a package of supportive employment, training, and economic stability services directed at households in low-income housing. These resources are coordinated by the Portland Development Commission in partnership with Work Systems, Inc.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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, financial accountability and regulatory compliance and may involve internal financial review and/or on-site reviews. An objective of all internal financial 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 fiscal reviews. Program Managers work with financial 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 fiscal 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 fiscal 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, Home For Everyone developed two primary performance standards for short-term rent assistance activities under the Home For Everyone Plan (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, 18 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. For more information about Multnomah County monitoring refer to the Multnomah County Strategy section SP 80. For more information about city of Gresham monitoring refer to the city of Gresham strategy section SP 80.

Expected Resources

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

Introduction

Funding in the first year is based on FY 2016-17 allocations. The City of Portland is using its financial forecast to estimate the expected amount available for the upcoming four years. Assumptions for entitlements are that they will be stable for the next four years.

HOPWA 2015 projects ended with \$32,517 unspent. However, we are not allowed in IDIS to spend 2015 money in a 2016 project. This money is currently unallocated and will be allocated to a 2015 project later in the year. We are removing it from the expected resources since it cannot be

tied to an AP-35 project. Same situation with ESG in the amount of \$12,265.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,758,107	1,950,000	5,876,513	15,584,620	35,632,428	Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services. Added 800,000 in program income and Section 108 program income on 5/26/17.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,978,652	408,000	5,713,692	9,100,344	13,514,608	Rental Development, Administration, Homebuyer, TBRAAmendment #2 added program income for Gresham

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,091,788	0	32,517	1,124,305	4,367,152	HOPWA Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	702,193	0	0	702,193	2,808,722	Shelter Services, Rapid Rehousing
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Other	245,666	0	0	245,666	982,664	HMIS program including information system development and administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Financial Assistance Homebuyer assistance Homeowner rehab Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA	27,724,136	0	0	27,724,136	103,357,735	Administrative costs funded by the City General Fund includes fair housing A Home For Everyone includes emergency shelter operations, supportive housing services, permanent housing placement, rent assistance Down Payment Assistance and Home Repair

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Increment Financing	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	85,219,321	0	0	85,219,321	156,246,978	Program Administration for Portland Housing Bureau, Preservation and New Affordable Housing, Down Payment Assistance and Home Repair.
Other	public - federal	Acquisition Homebuyer assistance Homeowner rehab	95,460	0	0	95,460	0	Grant ending in 16-17, Portland is subgrantee to OHCS (state of Oregon)
Other	public - federal	Admin and Planning	14,484	0	0	14,484	57,936	Multnomah County and Gresham pay the City of Portland to coordinate our consolidated plan process.
Other	public - federal	Homeowner rehab Multifamily rental rehab Other	1,176,491	0	0	1,176,491	4,705,964	Lead Hazard Control Demonstration Grant 2013 has been extended through February 2017.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	19,042,575	0	0	19,042,575	14,643,935	The Housing Investment Fund is a local resource comprising several programs largely dedicated to housing development. The 16-17 budget includes possible one time infusion from a bond measure.
Other	public - local	Multifamily rental new construction Multifamily rental rehab	1,861,805	0	0	1,861,805	5,251,750	Proceeds from the Headwaters Apartment Complex partly to service debt and to do improvements, any proceeds after this are applied to rental housing development

Table 59 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Consortium leverages HUD funds with a variety of local public, as well as private dollars, for housing and community development activities. Some of the leverage includes local Tax Increment Financing, for projects that leveraged non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources units targeted at low and very low income households. Housing development and rehabilitation activities are highly leveraged because public funds are used as "last in" gap financing amounts. Locally controlled direct subsidy dollars are provided as loans and grants for rental housing.

In the months and years ahead, community-wide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunity resources with housing resources to support our communities' residents experiencing homelessness and housing instability. Leverage includes in kind and private sources.

HOME Match:

Matching funds estimated to equal \$624,232 are required for the HOME program. The members of the HOME consortium will each contribute their *pro rata* share of match. Key sources of match are expected to include local Tax Increment funds; local General Funds; grant funds from the State Housing Trust Fund, value of below market financing using the Oregon Affordable Housing Tax Credit; value of donated property and donated labor; the value of property tax exemptions for low- and moderate-income home ownership properties developed in distressed neighborhoods; the value of property tax exemptions for low- and moderate-income rental housing owned by charitable non-profits and rented to income-qualified tenants; the value of property tax exemptions for low- and moderate-income housing developed under the New Multi-Unit Housing program; the value of building permit fee waivers and system development charge waivers; and the value of contributions from charitable and corporate sources. Although General Fund match may be available, federal regulations do not require a General Fund match for the HOME grant.

ESG Match: Dollar-for-dollar matching funds are required for the ESG program. The source of the \$702,193 match is expected to be General Fund allocated in the Portland Housing Bureau budget to Housing Access & Stabilization programs benefitting people experiencing homelessness.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

More efforts are being made to identify vacant land owned by the City of Portland, Portland Development Commission, State of Oregon, Multnomah County, and agencies within these jurisdiction that would be appropriate for affordable housing, in-kind leverage, or as another resources for affordable housing. Publically and privately owned buildings, institutions and churches are also identified for temporary housing and shelter partnerships.

Discussion

These revenue estimates are based on FY 2016-17 budget projections, FY 2016-17 federal allocation and actual program income from FY 2015-16.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing	Citywide	Affordable Housing Choice	CDBG: \$10,622,843 HOME: \$7,071,636	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 685 Households Assisted Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 400 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Prevent/reduce homelessness and increase stability	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Basic Services, homelessness prevention/intervene	CDBG: \$718,504 HOPWA: \$1,124,305 HOME: \$947,800 ESG: \$702,193	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 70 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2300 Beds Housing for People with HIV/AIDS added: 12 Household Housing Unit HIV/AIDS Housing Operations: 2 Household Housing Unit
3	Infrastructure, facilities and economic opportunit	2016	2020	Non-Housing Community Development	Citywide	Community Economic Development	CDBG: \$2,130,224	Public service activities other than Low/Moderate Income Housing Benefit: 1660 Persons Assisted Businesses assisted: 250 Businesses Assisted

Table 60 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	<p>Increase and preserve affordable housing choice. Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.</p> <p><u>One Year Outcomes</u></p> <p>Public Service Other than low/mod (housing counseling 05U, and PR-23 CDBG): 1500 persons assisted</p> <p>Public Service Low/mod (05RDPAL and 05JFair Housing, PR23 CDBG): 685 households assisted(includes relocation 35 per year)</p> <p>Rental Units Constructed (12 Construction of Housing, PR23 HOME, PR23 CDBG, PR11, PR22,): 100 household housing unit</p> <p>Rental Unit Rehabilitated(14B Rehab Multi Unit Residential , PR23 CDBG): 150 Household Housing Unit</p> <p>Homeowner Housing Added (13 Direct Homeownership Assistance, PR23 CDBG): 10 household Housing Unit</p> <p>Homeowner Housing rehabilitated (14A Rehab single unit residential, 14F Engery efficieny improve, PR23 CDBG) : 400 household housing unit</p> <p>Direct Financial Assistance to Homeowners(13 Direct Homeownership Asssitance, PR23 HOME): 10 household Housing Unit</p> <p>Tenant Based Rental Assistance/Rapid rehousing (TBRA, SAGE-RRH, CAPER-HOPWA, PR 23HOME): 300 households assisted</p>

2	Goal Name	Prevent/reduce homelessness and increase stability
	Goal Description	<p>Reduce homelessness and increase stability. This goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.</p> <p><u>One Year Outcome Targets</u></p> <p>Public Facility or Infrastructure for low/mod Income Housing Benefit (permanent housing facilities HOPWA report):70 households assisted</p> <p>Public Service other than low/mod (05k tenant Landlord Counseling, HOPWA Supportive , PR23 HOPWA report): 1500 persons assisted</p> <p>Overnight/emergency Shelter. transitional housing beds added (Emergency Shelter, SAGE): 2,300 beds</p> <p>Housing for persons with AIDS added (HOPWA Goals/Activities): 12 household housing unit</p> <p>Housing for persons with AIDS Housing Operations (HOPWA Report): 2 household housing units</p>

3	Goal Name	Infrastructure, facilities and economic opportunit
	Goal Description	<p>Community economic development.</p> <p>This goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.</p> <p><u>One Year Outcomes</u></p> <p>Business assisted (18C, PR23 CHDOs): 250 Businesses Assisted</p> <p>Public Service Activities other than low/mod income housing benefit Services (Employment Training PR23): 1,660 Individuals</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects attached to this action plan are broad categories based on our requested budget. They will be broken down into specific subrecipient contracts, as applicable, at a later point in the process.

Please note that 2015 HOPWA and 2015 ESG carryover will be allocated to existing 2015 projects from the last action plan due to the requirements of IDIS grant based accounting.

#	Project Name
1	FY16-17 Program Administration - CDBG
2	FY16-17 Program Delivery - CDBG
3	FY16-17 Program Administration - HOME
4	ESG16
5	FY16-17 Program Administration - HOPWA
6	FY16-17 Fair Housing Admin - CDBG
7	FY16-17 Section 108 Repayment
8	FY16-17 Economic Opportunity Initiative - Microenterprise
9	FY16-17 Economic Opportunity Initiative - Adult Workforce
10	FY16-17 Economic Opportunity Initiative - Youth Workforce
11	FY16-17 Housing Development Center
12	FY16-17 New Affordable Housing
13	FY16-17 Preservation Affordable Housing
14	FY16-17 HOME Consortium - Gresham
15	FY16-17 HOME Consortium - Multnomah County
16	FY16-17 Single Family Fin Assist
17	FY16-17 Single Family Home Repair
18	FY16-17 HOME CHDO Operating Contracts
19	FY16-17 HOPWA Subcontracts
20	Carryover affordable housing for FY 17-18
21	FY16-17 Short Term Rent Assistance
22	Oakleaf Mobile Home Park Amendment #2
23	HOPWA Carryover

Table 61 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Portland chose to allocate our CDBG and HOME dollars primarily to rental housing development, because there is a current housing state of emergency in the city of Portland as well as our surrounding HOME consortium members, city of Gresham and unincorporated Multnomah County. The City has also devoted significant local resources to homelessness access and stabilization as

well as tenant based rental assistance. We will continue to use CDBG resources for our economic opportunity initiative focusing on microenterprise technical assistance and workforce development.

The Consortium leverages HUD funds with a variety of local public, as well as private dollars, for housing and community development activities. Some of the leverage includes local Tax Increment Financing, for projects that leveraged non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources units targeted at low and very low income households. Housing development and rehabilitation activities are highly leveraged because public funds are used as "last in" gap financing amounts. Locally controlled direct subsidy dollars are provided as loans and grants for rental housing.

In the months and years ahead, community-wide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunity resources with housing resources to support our communities' residents experiencing homelessness and housing instability. Leverage includes in kind and private sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

More efforts are being made to identify vacant land owned by the City of Portland, Portland Development Commission, State of Oregon, Multnomah County, and agencies within these jurisdiction that would be appropriate for affordable housing, in-kind leverage, or as another resources for affordable housing. Publically and privately owned buildings, institutions and churches are also identified for temporary housing and shelter partnerships.

Discussion

These revenue estimates are based on FY 2016-17 budget projections, FY 2016-17 federal allocation and actual program income from FY 2015-16. As in past years at least 90% of the beneficiaries are anticipated to be low-income. Ninety percent of the City of Portland's Housing portfolio serves households 0 - 60% of the median family income through rent restrictions. Of the 13,197 assisted units, 2,112 of those units are restricted to households earning 0-30% of the area median income.

AP-38 Project Summary
Project Summary Information

1	Project Name	FY16-17 Program Administration - CDBG
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$1,386,049
	Description	Includes personnel, indirect costs, grants office I/A
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	FY16-17 Program Delivery - CDBG
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$316,267
	Description	Personnel - HIPPP, NHP, EOI
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program delivery for rental housing program
3	Project Name	FY16-17 Program Administration - HOME
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice

	Needs Addressed	Affordable Housing Choice
	Funding	HOME: \$359,021
	Description	HOME Admin (Please note that this year's amount is using carryover funding in the HOME admin subfunds in 2013, 2014 and 2015 years which is why it is over the annual HOME admin cap of 10%)
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program admin for the HOME program, no beneficiaries to report
4	Project Name	ESG16
	Target Area	Citywide
	Goals Supported	Prevent/reduce homelessness and increase stability
	Needs Addressed	Basic Services, homelessness prevention/intervene
	Funding	ESG: \$702,193
	Description	ESG includes rapid rehousing, shelter, and program administration
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
5	Planned Activities	Shelter, rapid re-housing
	Project Name	FY16-17 Program Administration - HOPWA
	Target Area	Citywide
	Goals Supported	Prevent/reduce homelessness and increase stability
	Needs Addressed	Basic Services, homelessness prevention/intervene

	Funding	HOPWA: \$32,753
	Description	HOPWA Admin. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program administration, no beneficiaries to report
	Planned Activities	Program administration, no beneficiaries to report
6	Project Name	FY16-17 Fair Housing Admin - CDBG
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice Prevent/reduce homelessness and increase stability Infrastructure, facilities and economic opportunit
	Needs Addressed	Affordable Housing Choice Basic Services, homelessness prevention/intervene Community Economic Development
	Funding	CDBG: \$718,504
	Description	Includes subrecipient and other budget items. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Fair Housing education, enforcement and advocacy
7	Project Name	FY16-17 Section 108 Repayment
	Target Area	Citywide

	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$727,000
	Description	Pay as possible out of Section 108 program income
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Repayment of section 108 loan guarantee program
8	Project Name	FY16-17 Economic Opportunity Initiative - Microenterprise
	Target Area	Citywide
	Goals Supported	Infrastructure, facilities and economic opportunit
	Needs Addressed	Community Economic Development
	Funding	CDBG: \$510,112
	Description	EOI with PDC and subcontractors. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 80% MFI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
9	Planned Activities	Microenterprise development and training
	Project Name	FY16-17 Economic Opportunity Initiative - Adult Workforce
	Target Area	Citywide
	Goals Supported	Infrastructure, facilities and economic opportunit
	Needs Addressed	Community Economic Development

	Funding	CDBG: \$810,000
	Description	EOI with PDC and subcontractors. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Workforce development
10	Project Name	FY16-17 Economic Opportunity Initiative - Youth Workforce
	Target Area	Citywide
	Goals Supported	Infrastructure, facilities and economic opportunit
	Needs Addressed	Community Economic Development
	Funding	CDBG: \$810,112
	Description	EOI with PDC and subcontractors. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Youth workforce activities
11	Project Name	FY16-17 Housing Development Center
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice Infrastructure, facilities and economic opportunit
	Needs Addressed	Affordable Housing Choice Community Economic Development

	Funding	CDBG: \$12,000
	Description	Technical assistance
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Technical assistance
12	Project Name	FY16-17 New Affordable Housing
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$219,328 HOME: \$314,495
	Description	Newly affordable units both HOME and CDBG. Over 90% of the City of Portland's housing portfolio serves households below 60% MFI and 16% of those projects are restricted to households below 30% MFI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rental housing development
13	Project Name	FY16-17 Preservation Affordable Housing
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice

	Funding	CDBG: \$1,628,735
	Description	Preservation of affordable units - CDBG90% of units serve households below 60% MFI and at least 16% of those units are reserved for households below 30% MFI. Amendment #2 transferred \$1,500,000 to project #22.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rental Rehabilitation or Acquisition to preserve affordable units
	Planned Activities	Rental Rehabilitation or Acquisition to preserve affordable units
14	Project Name	FY16-17 HOME Consortium - Gresham
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice Prevent/reduce homelessness and increase stability
	Needs Addressed	Affordable Housing Choice Basic Services, homelessness prevention/intervene
	Funding	HOME: \$923,440
	Description	City of Gresham, includes shared costs e.g., Portland administration. Amendment # 2 adds resources from program income.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Gresham Homebuyer (10), TBRA Gresham HOME (100), and Housing Development Gresham (40). Sometimes Multnomah County will spend HOME on housing development or TBRA.
	Project Name	FY16-17 HOME Consortium - Multnomah County

15	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	HOME: \$721,887
	Description	Multnomah County HOME allocation
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	TBRA, rental housing development. Direct homebuyer assistance in Multnomah County. Sometimes these HOME funds are released by Multnomah County to Portland for a joint affordable rental project and one or more units are identified as permanent supportive housing (PSH)
16	Project Name	FY16-17 Single Family Fin Assist
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$672,000
	Description	Down payment assistance and counseling
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Portland Homebuyer education/counseling (1500), down payment assistance (10) Foreclosure prevention (150)
17	Project Name	FY16-17 Single Family Home Repair
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$1,098,000
	Description	Rehabilitation, single family homes, CDBG. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI. Single family home repair via direct loans and subrecipient contracting
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Single family home repair via direct loans and subrecipient contracting
18	Project Name	FY16-17 HOME CHDO Operating Contracts
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice Infrastructure, facilities and economic opportunit
	Needs Addressed	Affordable Housing Choice Community Economic Development
	Funding	HOME: \$120,000
	Description	CHDO Operating allocation, provided to certified CHDOs within a 24 month window of completing a HOME rental project
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CHDO Operating fund as per HOME rule (no beneficiaries)
19	Project Name	FY16-17 HOPWA Subcontracts
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice Prevent/reduce homelessness and increase stability
	Needs Addressed	Affordable Housing Choice Basic Services, homelessness prevention/intervene
	Funding	HOPWA: \$1,059,035
	Description	Includes Cascade AIDS Project, Clark County Washington, and Central City Concern programs targeted to people with HIV/AIDS. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	HOPWA activities, shelter beds
20	Project Name	Carryover affordable housing for FY 17-18
	Target Area	Citywide
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$5,176,513 HOME: \$5,713,701

	Description	Carryover will be used for affordable housing. Projects have not been selected yet. These are amounts that will be awarded in this year's NOFA but are unlikely to be in their construction phase before the end of 17-18. This is our normal process for rental housing development and PJ does not anticipate that it will jeopardize its ability to meet HOME commitment or CDBG timeliness deadlines.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Available for affordable housing in FY 2017-18
21	Project Name	FY16-17 Short Term Rent Assistance
	Target Area	Citywide
	Goals Supported	Prevent/reduce homelessness and increase stability
	Needs Addressed	Basic Services, homelessness prevention/intervene
	Funding	HOME: \$947,800
	Description	Tenant Based Rent Assistance, short term rent assistance and other homelessness services and homelessness prevention services.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Tenant-Based Rent Assistance, homelessness prevention and short term rent assistance.
22	Project Name	Oakleaf Mobile Home Park Amendment #2
	Target Area	Citywide

	Goals Supported	Increase and preserve affordable housing choice Infrastructure, facilities and economic opportunit
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$1,500,000
	Description	Oakleaf Mobile Home Park Amendment #2 The City intends to use \$1,500,000 in CDBG funds for the acquisition and rehabilitation of the 34-unit multifamily project Oak Leaf Mobile Home Park located at 4552 and 4556 Northeast Killingsworth Street, Portland, Oregon by allocating up to \$1,500,000 CDBG to the non-profit agency, St. Vincent de Paul, or a related entity. The spaces and units are expected to serve individuals and families with incomes at or below 60% of the area median income
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
23	Project Name	HOPWA Carryover
	Target Area	
	Goals Supported	Prevent/reduce homelessness and increase stability
	Needs Addressed	Basic Services, homelessness prevention/intervene
	Funding	HOPWA: \$32,517
	Description	Minor amendment: Carryover funding from HOPWA 2015
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	PBRA
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Multnomah County's low-moderate income census tracts and block groups are depicted in the following map. Low-moderate income areas are predominately located on the west side of the river. East Portland and Southeast Portland are largely predominated by low-moderate income areas. The majority of the jurisdictions' federal resources are dedicated toward serving low-income households and individuals.

Geographic Distribution

Target Area	Percentage of Funds

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Portland Housing Bureau (PHB) investments increase the supply of affordable housing at a time when the area is facing rapidly increasing rents and home prices. Per its Strategic Plan, PHB invests in affordable rental housing development and rehabilitation; services to help people move from homelessness to permanent housing; and in programs that help renters, homeowners and potential home buyer's access and retain housing. PHB funds are invested primarily through competitive solicitations resulting in contracts and development agreements with community-based non-profit and for-profit organizations. The revenue sources reflected on the map below, from largest to smallest, are Urban Renewal Area (URA) Tax Increment Financing (TIF) funds; federal funds; and City of Portland General Fund dollars. TIF funding is geographically restricted; it must be spent in the URA which generated it. Federal funds are available to spend citywide. PHB's projects and programs serve very-low and low-income households earning up to 80% of area median income. Location-specific projects funded with TIF or federal funds are reflected on the map. Citywide services – including emergency shelters, homebuyer education, foreclosure prevention, and rent assistance – are categorized in the key as 'unallocated.' In FY 2015-16, these 'unallocated' funds accounted for about 43% of bureau spending. Investments in the Central City are higher due to investments in large affordable rental projects, including: Miracles Central, a 47-unit project in the Lloyd District; and newly funded 86-unit rental project St. Francis Park in the Central Eastside. Notable investments outside of the central city include: assistance for first-time homebuyers, home repair for low-income seniors, and pre-development of the Grant Warehouse project

Discussion

The City of Portland 2016 Budget Map, above, shows the total spending per user in the Portland

geography. The map shows that the most spending per user takes place in the Central City.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The Portland Housing bureau uses local and federal funds to leverage resources for affordable housing. Partners include the housing authority Home Forward, for profit and non-profit developers, especially those organizations with a mission to serve low income households with barriers to housing choice and serve those who are not served by the market.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	670
Special-Needs	12
Total	982

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	300
The Production of New Units	112
Rehab of Existing Units	550
Acquisition of Existing Units	20
Total	982

Table 64 - One Year Goals for Affordable Housing by Support Type

Discussion

See AP 20 for a breakdown of activities, service and production outcome indicators.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section describes what actions the grantee will take in the given program year to carry out the public housing portion of the Strategic Plan. It identifies the manner in which the plan will address the needs of public housing during the program year.

Actions planned during the next year to address the needs to public housing

From 2012 to the present Home Forward has been engaged in its “85 Stories” Initiative. This comprehensive project will rehab 10 high-rise buildings, comprising 85 stories and 1229 units of PH for seniors and people with disabilities in urban neighborhoods. This effort secured the financial and physical health of the buildings which averaged between 30 and 50 years old and needed more than \$80 million in renovations.

Please see previous discussion under MA-25, “Strategy for improving living environment” which discusses the 85 Stories and RAD initiatives

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Home Forward engages its residents in a process which allows them to have a voice in decisions affecting its various housing programs through its Resident Advisory Committee (RAC). The RAC, comprised of 10-20 volunteers who either live in a Home Forward unit or participate in the Section 8 program, holds monthly meetings (with the exceptions of August and December). Public meetings are conducted quarterly. The results of their work are reported to Home Forward’s Board of Commissioners. The committee chair also serves as the Resident Commissioner on the agency’s Board of Commissioners. In addition to the RAC, the agency routinely involves participants and residents on committees specific to a particular redevelopment or to policy issues. For example, residents and participants served on the Community Advisory Committees that guided Home Forward through several HOPE VI redevelopments, and were also involved in shaping Home Forward’s Rent Reform initiative. For additional information please see previous discussion under SP-50, “Activities to increase resident involvements”.

Although Home Forward does not directly provide homeownership opportunities the agency has partnered with the local Habitat for Humanity affiliate on each of its three HOPE VI project, thus helping to provide a number of homeownership opportunities through Habitat’s programs. Additionally, the agency’s GOALS (Greater Opportunities to Advance, Learn, and Succeed) program provides Home Forward participants with ways to set and reach their goal of becoming self-sufficient through five years of dynamic supportive services. The GOALS program has helped many families with job training and

referrals, getting a better job or promotion, child care referrals or even owning a home. This program offers a solid pathway for financial independence and self-sufficiency and features creative ways to help participants save money to achieve their long-term goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Consortium activities to address homelessness and special needs fall into following categories; income benefits, health, survival and emergency services, access to service and system coordination.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The jurisdiction, under the organization of its Continuum of Care (CoC) has several agencies who conduct street outreach to identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. Outreach workers within these agencies use Housing First, trauma-informed approaches to build relationships with vulnerable groups (families, youth, and adults with severe disabilities) interested in accessing resources. Outreach staff also respond to calls for help through the 211 phone line. Participants are entered into HMIS, assessed through coordinated entry and connected to appropriate housing and services. In FY16-17 we will prioritize using rapid rehousing funds (including ESG, CoC, and leveraged local resources) and outreach to landlords to reduce housing placement barriers. Outreach and engagement providers (including law enforcement) meet monthly at an outreach subcommittee of the local CoC Board to discuss challenges and opportunities to improve coordination. The jurisdiction supports low-barrier day access centers that offer food and hygiene supplies for unsheltered people, which are increasingly used as engagement sites for rapid rehousing. The jurisdiction also funds long-standing street-to-home placement directly into permanent supportive housing using leveraged local, HUD CoC, and housing authority resources. In FY16-17 the jurisdiction plans to continue a program piloted in FY15-16 that provides intensive street engagement in partnership with local law enforcement professionals to provide outreach, housing placement and retention support to people experiencing homelessness in high-impact public areas, especially those who present the greatest barriers to housing and are prioritized based on their vulnerability and public impact. The jurisdiction will also continue and expand successful coordinated entry practices.

Addressing the emergency shelter and transitional housing needs of homeless persons

The jurisdiction, under the organization of its Continuum of Care (CoC) conducts annual needs and gaps assessments, which correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. The planning occurs primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee. The CoC Board is

currently considering final draft community program guidelines for a range of homeless services, including emergency shelter and transitional housing that were generated through a broad community engagement process coordinated by the CoC and staffed by national technical assistance providers from CSH. The guidelines describe emergency shelter and transitional housing activities and outline for each: populations served and prioritized, effective practices, and minimum and ideal operating standards. Investment of resources within this strategic plan, including ESG, HOPWA, and CDBG, are prioritized for investment in aligned activities through direct coordination with the CoC. In FY16-17, the jurisdiction, through its CoC plans to expand available safety off the streets options (including emergency shelter and alternative facilities) by more than 650 beds, including 170 for single women, 160 for people in couples, 50 for people fleeing domestic violence, and 30 for people with severe mental health disabilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The jurisdiction, through its local Continuum of Care (CoC) tracks length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, name registries, CoC- and Emergency Solutions Grant (ESG) project data, and CoC system mapping. Local HMIS data shows we reduced average length of time homeless in shelter from 24 (2014) to 23 days (2015.) Our family CE and Veterans name registry track length of time homeless at intake. The jurisdiction, as HMIS lead, has piloted reports to track time homeless and will comply with HUD system performance guidance when our HMIS vendor releases updated reports. The jurisdiction, through our CoC, will use the following strategies to reduce length of time homeless: expanded partnerships with street outreach, shelters, day centers to increase effective engagement; CE to connect people to diversion and rapid rehousing (RRH) resources; adopting HUD's Notice CPD-14-012 prioritization policy for our permanent supportive housing (PSH) CE pilot; prioritizing beds for chronically homeless (CH) families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH; and the Veterans registry to prioritize VASH based on length of time homeless. Local funding partners (City, County, local housing authority) collaborate extensively with community stakeholders to increase PSH by incenting set aside of PSH units in new and existing housing developments and prioritizing CoC and other funding for development of new PSH units for CH households. The CoC annually applies for additional PSH funding through HUD CoC, VASH, and other sources, and will also reach out to other PSH projects to form agreements to prioritize non-dedicated beds at turnover in the future. Jurisdiction providers have a long history of local investment in RRH activities for families. Since 2005, the Short Term Rent Assistance program consolidates local, state & federal funding (including ESG) and is administered by the local housing authority. In 2014, the CoC launched the Homeless Family System of

Care coordinated entry system, which uses a modified F-SPDAT to assess need and prioritize service type and length, with a housing first, assertive engagement approach. Our local housing authority has committed 200 housing choice vouchers (HCV) to prioritize rapid placement of families to leverage CoC- and ESG-funded activities. Local HMIS data shows our CoC retains a high permanent housing retention rate of 93% from 2013-14. Our CoC has piloted vendor recidivism reports for PSH, RRH, and transitional housing (TH) and we'll comply with HUD system performance guidance when our HMIS vendor releases updated reports. To reduce returns to homelessness, we invest in: 1) flexible local housing retention funds to stabilize households who may face temporary crisis that places them at risk; 2) landlord recruitment & guarantee funds to ensure households placed in private market units have additional resources for stability; 3) housing authority has on-site DV advocates to assist HCV & Public Housing residents to maintain their housing assistance and improve retention; 4) active retention monitoring at 6- and 12-month post subsidy to assess outcomes and provide training for those who don't meet communitywide standards. CoC providers routinely use HMIS to monitor and record episodes of homelessness of those who exit RRH, TH, PSH projects at 3-, 6- and 12-mos. In FY16-17, the jurisdiction, through its CoC expects to increase local funding for housing placement and retention by more than \$12.5 million in order to facilitate placement of an additional 1350 people experiencing homelessness into permanent housing through a range of PSH, RRH and other innovative housing models. Primary priorities will include reducing racial disparities in homelessness and reversing recent increases in homelessness among women.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The jurisdiction, through its Continuum of Care (CoC) funds a range of homelessness prevention and diversion activities that assist households at risk of becoming homeless. We identify risk factors through: direct participation of CoC board members who represent prevention and mainstream systems and provide policy guidance; subcommittees that focus on identifying strategies to improve alignment of prevention resources; and service data analysis from "front door" entities (211info line, shelters, day centers, mainstream services). One CoC subcommittee is improving coordination between hospitals and housing agencies at time of discharge. Referrals to prevention resources occur through our coordinated entry for families at the time of initial screening. Our locally-funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless using a range of state, local, and federal funding. Shelter providers incorporate diversion resources prior to intake with rental assistance and mobile housing retention services. Either the state, the CoC or another entity has established discharge policies that prevent discharges to homelessness across local foster care, health

care, mental health care and corrections systems. The jurisdiction, through its CoC coordinates with each system to prevent discharges to homelessness. Over the last two years, local HMIS data show a 2% increase (34% to 36%) of CoC participants exiting with increased income from earned and other sources. The CoC-funded Employment Recovery Project, run by nonprofit Central City Concern, uses a supported employment model to connect adults with multiple barriers (criminal histories, substance abuse) to jobs. Jurisdiction-funded agencies are part of the local Economic Opportunity Program, providing career track training, counseling and job placement through our local Workforce Investment Board, in collaboration with employment providers. The Homeless Benefits Recovery program, led by Central City Concern in partnership with the local Social Security Administration, helps homeless disabled persons unable to work obtain SSI, SSDI & health insurance an average of 14 years faster than typical time. In 2014, the CoC formed a Workforce subgroup to develop priorities for greater employment/housing alignment and improve data analysis at a system-level to inform planning and expansion. The jurisdiction, through our CoC. partners with Worksystems (local WIB), Portland Business Alliance (downtown businesses) and State Dept. of Human Services (TANF, JOBS Works) to increase income opportunities for homeless persons. All three are on the CoC Board and Workforce subgroup. Worksystems is a main liaison between our CoC and statewide WIOA implementation. They oversee the Economic Opportunity Program which provides career track training, counseling and job placement, and leverages federal funds (DOL, DHHS), local housing funds, jobs through local businesses and community-based case management to achieve successful employment & housing outcomes. The subgroup developed strategies that have committed local support: adding rent assistance to an effective employment program, piloting braided DOL/TANF/local funds to support homeless TANF families, and increasing job opportunities through employers. 75% of our CoC projects regularly connect participants to services provided by mainstream employment partners.

Discussion

Summary of Housing Support Facilities both shelter, transitional and special needs.

In FY16-17, the jurisdiction, through its CoC expects to increase local funding for homelessness prevention and shelter diversion by \$2.5 million in order to facilitate prevention of an additional 1000 people from becoming homeless through additional eviction prevention-focused rent assistance, clinical staff to work with people with disabilities in affordable housing units to prevent eviction, housing stabilization workers to assist patients as they enter and prepare to exit health care facilities, and legal representation for people at risk of homelessness.

Based on the Portland State of Housing report, “the City of Portland funds programs designed to prevent and end homelessness for individuals and families. These programs are provided through contracts with various nongovernmental and other public entities, who perform a range of services that address the diverse needs of people experiencing homelessness. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing. The local

effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners.

The Consortium members fund a number of housing and social service providers to provide housing facilities to non-homeless special need populations. These organizations include Blanchet House of Hospitality, Bradley Angle, Cascade Aids, Project Cascadia, Catholic Charities, Cedar Sinai Park, Central City Concern, City Team Ministries, Community Partners for Affordable Housing, Community Services Inc,

AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	29
Tenant-based rental assistance	31
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	63
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	2
Total	125

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

This sections addresses the Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Portland Housing Bureau faces potential revenue reductions that could affect funding and staffing levels. Tax Increment Financing (TIF), the largest source of direct funding, is projected to decline by more than half over the next few years. That means money for services and operations is threatened. This reality highlights the need to shift our reliance on discretionary general funds, to stable, ongoing income sources. Anticipated actions include allocating significant new investments of local resources for affordable housing development, homelessness prevention and economic opportunity.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In 2016 the City of Portland will fund activities to address the following barriers.

For the three identified needs and goals the main barrier is loss of Federal Resources and the main strategy is to develop local resources for housing development, homelessness prevention and community economic development.

Barriers and strategies to address them in PY 2016

1. **Barrier:** National housing and economic crisis. **Strategy:** Home Forward requested a market rent study which resulted in an increase in the local HUD Fair Market Rents. These kinds of strategies will continue to be pursued to ensure access for low income households into high opportunity areas.
2. **Barrier:** Federal and local funding shortfalls **Strategy:** Seek local resources to supplement declining Federal resources.
3. **Barrier:** Lack of an affordable housing supply makes impediments to Fair Housing choice more pronounced. **Strategy:** Educate renters and landlords about the recent State law that requires acceptance of rental applications from households with Section 8 vouchers. Identify and implement

additional renter protections.

4. **Barrier:** Historic housing policy and investments such as eminent domain seizures and redlining, still influence patterns of racial and ethnic segregation. **Strategy:** Recognize historic disparities and seek legal and policy remedies, including implementing affirmative marketing requirements and investment in underserved communities.

5. **Barrier:** Protected classes still experience illegal housing discrimination especially disabled, racial and ethnic minorities, refugees and immigrants, families, and single female headed household. **Strategy:** Invest in fair housing education and enforcement of fair housing laws.

Discussion

The Portland Housing Bureau investment priorities include:

- Provide more rental housing for the most vulnerable people.
- Move people quickly from homelessness to permanent housing while preventing families from losing their homes.
- Help Portlanders from communities of color buy a home or keep the home they already own.
- Provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Portland is seeing an increase in displacement as a result of households moving to find more affordable housing, including that affordable to working families. The City prioritizes projects to preserve or build affordable housing in areas that assist families achieve self-sufficiency and increase earning capacities and offer services that prevent homelessness. Projects included in the annual plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Portland continues a strong monitoring practice to maximize the efficacy of funded-efforts.

Actions planned to address obstacles to meeting underserved needs

The City of Portland actively supports quality housing that is affordable to all residents. Portland recently completed a market analysis of housing called the State of Housing in Portland. The report shows increasing lack of affordable housing for many household types and especially for low-income households. Annual actions to address housing affordability use the following guiding principles.

1. Provide more rental housing for the most vulnerable people.
2. Move people quickly from homelessness to permanent housing while preventing families from losing their homes.
3. Help Portlanders from communities of color buy a home or keep the home they already own.
4. Provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness. The principles recognized early on that concentrations of poverty and minority populations could block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods (Affirmatively Furthering Fair Housing). The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly-assisted housing is one component. The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support.

Specific first year actions of Portland's five year Consolidated Plan include the following projects and

programs that use both federal and other sources of income.

Create \$1.5M Ongoing General Funded East Portland Rental Rehab Program to preserve existing privately held affordable housing in East Portland to mitigate against risk that these units be lost (e.g. become uninhabitable or get renovated to target higher-income tenants) and to address the percentage of “rent burdened” households – something experienced disproportionately by communities of color.

- Replace \$1M Lents URA TIF funding with \$1M Ongoing General Fund for Homeownership and Home Retention in order to make these services available outside URA’s and mitigate involuntary displacement, with an emphasis upon people of color and seniors.
- Allocate \$500,000 General Fund for East Portland Home Repair to stabilize households and address a disparity of City investment from both a geographic and racial/ethnic perspective.
- Allocate \$300,000 General Fund Ongoing for homeowner case management citywide. This will allow PHB to address factors contributing to involuntary displacement (such as predatory real estate practices and lending, complications in estate planning and challenges of maintaining a large home) with a focus on communities of color.
- Allocate \$1.5M annual federal grant funding (CDBG/HOME) for rental housing development to increase resources available to be used outside of URA’s. This allows increases PHB’s ability to create and maintain affordability in gentrifying communities and racial/ethnic communities at risk of displacement.
- Allocate \$1M Lents URA funding for rental housing development to preserve and create affordable housing in East Portland – a neighborhood at risk of involuntary displacement, something experienced disproportionately by communities of color.

Actions planned to foster and maintain affordable housing

Action to preserve affordable housing units that may be lost from the assisted housing inventory include funding for restructuring debt, loans and grants assistance for rehabilitation of single family homes and multi-family, zoning bonus incentives to preserve affordable housing, and affordability covenants.

The final rehabilitation work on the last two buildings of the 11X13 campaign – Jefferson West Apartments and Bronaugh Apartments – is concluding in 2016. The 11X13 campaign began in 2008, when the City identified 11 privately owned buildings at risk of losing their affordability by 2013. Because of their highly desirable locations, more than 700 affordable homes were susceptible to being converted to market-rate rentals or sold as condominiums, displacing vulnerable residents. Under the leadership of City Council, PHB launched 11X13, a campaign to preserve the affordability of those

buildings subsidized by federal rent assistance contracts with U.S. Department of Housing and Urban Development (HUD) that were set to expire. The City partnered with the HUD, the State of Oregon, the Network for Oregon Affordable Housing (NOAH), local nonprofits and private funders. The coalition worked in close coordination for five years, and this spring, the City announced that it had successfully preserved each of the 11 buildings, requiring 60 years of affordability for 700 homes located in Portland's vibrant and desirable neighborhoods. 11X13 was funded by local, private and federal sources. For every dollar the City invested, we leveraged \$4 in private and \$5 in federal funds. The City invested \$22 million in Community Development Block Grant (CDBG), Section 108 loans, and local urban renewal dollars. This leveraged \$110 million in private investments and more than \$120 million in federal assistance over the next 20 years. The flexibility of CDBG funds was critical in filling financing gaps throughout this campaign. Without CDBG, the \$120 million in federal rent assistance contracts would have been at risk. More importantly, over 700 affordable homes in our community would have been lost.

As the 11X13 campaign concludes the City continues to work to preserve affordable housing that may be lost from the housing inventory. The City recently purchased the Joyce Hotel, one of the last buildings in the Downtown core that provides temporary rooms and shared hostel beds to extremely-low income residents. Despite its being a hotel, some residents have lived in the Joyce for many years as their primary dwelling. Work to preserve and rehabilitate affordable housing in the jurisdictions regulated portfolios is ongoing, with a significant proportion of the rental development budget each year dedicated to rehabilitation of existing units and restructures of loans to allow partners to keep operating affordable units. To further the objective of quality housing for all segments of the population, the City supports rehabilitation of units to provide permanent accessibility for persons with disability and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income homebuyers in the form of down payment assistance. The City works with the community to affirmatively remove the minority homeownership gap in addition to other racial disparities in equitable enjoyment of and access to housing. The new Enhanced Rental Inspection Program and has been effective and the city is considering expansion of this program. The program results in inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants.

Actions planned to reduce lead-based paint hazards

For twenty years, PHB has been successfully applying for the HUD Lead Grant, the most recent version of which was awarded (\$3 million) in FY 2012-13 and extends into FY 2015-16. Funding in both FY 2015-16 and 2016-17 will likely be adjusted to ensure expenditure of the full grant. The forecast assumes another successful grant application in 2017. The lead grant services households below 80% AMI, and is

focused on remediating lead hazard. This funding can leverage Multnomah County Weatherization Program and the home repair grants PHB community partners administer. Also, PHB's home repair loan, can leverage the lead hazard reduction grant. Program elements of the lead grant include: rehab education, certification of contractors, resource to contain lead based paint hazards in homes of low-income homeowners, home testing and blood testing of children, relocation assistance for families with exposure to lead.

Actions planned to reduce the number of poverty-level families

The City is a partner in the Comprehensive Economic Development Strategy (CEDS) and supports links between industry and education (at the high school and higher education levels), supports diversity in the workplace and in industry, and supports activities raising the skills and employability of underrepresented and disadvantaged populations. The City has invested in youth and adult workforce development, and microenterprise services since 2004 through EOI. PDC administers the microenterprise component and contracts with seven community agencies to provide services. Worksystems, Inc. administers the adult and youth workforce components and contracts with thirteen community agencies to provide services.

The goals of this program are to raise the incomes of very low-income Portland residents through workforce and microenterprise development, focusing on reaching participants who often face multiple barriers to employment, including but not limited to: homelessness, limited English proficiency, criminal histories, drug and alcohol addictions, and lack of educational credentials and basic job preparation skills.

Actions planned to develop institutional structure

The Portland Housing Bureau examined the use of federal grant funds and determined that some adjustments could be made to better match funding sources with programming. Shifting funding for tenant-based rent assistance, homeownership programs, and fair housing programs from federal sources (HOME and CDBG) to ongoing General Fund within the adjusted base also frees up these federal funds for rental housing development, preparing for a robust fall 2016 NOFA.

The budget decisions represent a coordinated and evidence-based effort to align planning goals with program offerings, taking into particular account the need for focused stabilization efforts in East Portland beyond urban renewal boundaries, displacement mitigation (with a particular focus on the implementation of the N/NE Neighborhood Housing Strategy and the associated Preference Policy, as well as the citywide expansion of multifamily rental programs), and A Home for Everyone implementation. Budget key performance measures are tied to the goals and policies adopted by the

Home for Everyone Executive Committee as well as the Draft 2035 Comprehensive Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

In 2013, leadership from the City of Portland, City of Gresham, Multnomah County, and Home Forward created a renewed plan for ending homelessness in our community, called A Home for Everyone: A United Community Plan to End Homelessness in Multnomah County (AHFE). The plan chartered a new coordinating board to provide shared oversight of our community's work to end homelessness. The board is led by an executive committee, comprised of elected officials from Portland, Gresham and Multnomah County; leadership from Home

Forward and Meyer Memorial Trust; as well as representatives from the faith and business community. That Coordinating Board and its Executive Committee, with leadership from local jurisdictions, developed a comprehensive action plan in spring 2015, and implementation is underway. The action plan recommends investments in the most effective strategies, with a goal to reduce homelessness by 50% by 2017, in addition to ensuring that no families, women, or adults with disabilities are unsheltered by the January 2017 homeless street count. HART is fully aligned with the priorities and goals of A Home for Everyone.

The City of Portland is also member of a Regional Fair Housing work group comprised of representatives from the Portland/Vancouver Metro Area that receive federal funding and must deploy that funding in the context of a Fair Housing Assessment and Plan. The jurisdictions and organizations that have chosen to meet are Multnomah County, Clark County, Clackamas County, Washington County, City of Gresham, City of Beaverton, City of Portland, State of Oregon and the Fair Housing Council of Oregon. We recognize that many fair housing issues cross jurisdictional boundaries and may require a regional approach. We meet to learn from each other about how best to meet our federally mandated fair housing planning and implementation.

As noted, the City participates in the Comprehensive Economic Development Strategy (CEDS), as well as in regional transportation planning efforts. Both contain strategies that encompass whole communities and neighborhoods. That includes outreach to residents and businesses. Strategies are cross-cutting recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation. The City will continue to participate in regional strategies. The City of Portland is a member of the Continuum of Care and will continue to provide input and act on recommendations. Acting alone and with Multnomah County and the City of Gresham, Portland encourages partnerships across public and private sectors. The N/NE Initiative is a prime example of outreach in a community, bringing

residents, businesses and outside expertise together to create real solutions in a neighborhood.

- Modify homebuyer assistance programs to focus on foreclosure prevention and assistance and stabilization of households at risk of displacement.
- Fund a study of housing development costs.
- Seek local source of funding to supplement and replace lost federal funding.
- Enact policies that slow or overcome displacement pressure on low-income communities that want to stay in their community including strategies to modify screening, and marketing to get more inclusive results.
- Supplement projects with local funding for activity that cannot be funding with federal resources.
- Recognize and change regulatory barriers such as fees, taxes, zoning and incentives.
- Invest in education of landlords, renters and homebuyers about their rights and responsibilities.
- Affirmatively address the outcome of historic policies that have led to housing segregation, and inequitable access to community resources, benefits and outcomes.

Discussion

Portland is seeing an increase in displacement of low income families from infrastructure rich neighborhoods, as a result of households moving to find more affordable housing, including housing affordable to working families. The City investments include projects to assist families achieve self-sufficiency and increase earning capacities. Projects included in the annual plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Portland continues a strong monitoring practice to maximize the efficacy of funded-efforts.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out. The program specific eligibility requirements for Notices of Funding or other solicitations are outlined on the City of Portland website, <http://www.portlandoregon.gov/phb/60714>.

The Portland Housing Bureau (PHB) supports new housing development and rehabilitation of existing properties, primarily in Portland's Urban Renewal Areas. The main resources are as follows:

- **Opportunity Fund - Updated February 2015**
- Opportunity Fund Notice
- Opportunity Fund Scoring Criteria
- **Direct Financial Assistance Programs for Rental Housing Development:** Learn about low-interest affordable housing development loans, available through an annual NOFA process
- **System Development Charge (SDC) Exemptions:** The SDC Exemption Program assists developers by reducing their development costs when building affordable housing
- **Limited Tax Exemptions (LTE):** Learn about property tax exemption programs for single-unit homes and multi-family rental units

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	100
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Portland does not have any other forms of investment beyond those described in Section 92.205. Section 92.205 captures all the forms we use.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Portland and Multnomah County do not and will not use HOME funds for homebuyer activities for the duration of this Plan. The City of Gresham does use HOME for homebuyers. The City of Gresham uses a "recapture" model for the HOME funds expended to assist homebuyers in the purchase of a new home. Under HOME recapture provisions, financial assistance is provided directly to the buyer or the homeowner and must be repaid, along with a portion of the share of

appreciation, further described below, if the property is sold during the affordability period. The seller may sell the property to any willing buyer at any price. Once the HOME funds are repaid to the City of Gresham, the property is no longer subject to any HOME restrictions. The funds returned to the City of Gresham may then be used for other HOME- eligible activities.

*The City of Gresham HOME guidelines are attached in Exhibit D, ESG and HOME guidelines.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See the City of Gresham HOME recapture guidelines in Exhibit G.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No plans at present to use HOME funds to refinance existing funds. To do so, the City of Portland would amend the Action Plan because it is very unusual for to undertake this activity.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

See attached ESG standards in Exhibit F.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Our coordinated entry (CE) covers the full CoC area and is based on Assertive Engagement to reduce wait time & client travel and increase access with focus on client choice and housing first. We outreach to service agencies, faith groups, businesses, law enforcement, self-sufficiency programs, hospitals & other discharge agencies to refer to CE. Information is shared in different languages through 211 (info line), websites, social media, emails and community meetings. 211, outreach teams, community centers and providers serve as entry points. Staff meet people where they are (cars, under bridges) and use client-centered approaches to build trust. Population-specific tools are used in HMIS to assess household need and vulnerability (CH, risk of victimization, health), to connect people to resources (diversion, shelter, TH, RRH, PSH, mainstream services.) Youth use a

self-sufficiency matrix; families use a modified FSPDAT, DV use a Safety & Stability tool and CH adults use VISPDAT.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Portland currently renews funding for nonprofit agencies carrying out ESG-funded emergency shelter activities, provided that the contractual obligations have been met and 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 ongoing ESG-funded emergency shelter programs. The City of Portland currently subcontracts all ESG-funded short-term rental assistance funding to Home Forward, which administers the local Short Term Rent Assistance (STRA) Program, using a mix of federal, state, and local funds. Home Forward periodically solicits STRA Program service providers through an open, competitive request for proposals process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

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 will consult 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 ongoing consultation with the A Home for Everyone Coordinating Board (the local CoC Board). The local CoC Board and its multiple subcommittees each include participation by multiple people with lived experience of homelessness. One CoC Board subcommittee (the Community Advisory Forum) specifically provides a solutions-driven forum for those with lived experience of homelessness and front-line service workers to listen and support each other. It also brings consumers, providers and interested community members together to share information, and identify emerging issues and trends.

5. Describe performance standards for evaluating ESG.

ESG Program Guidelines established for short term rent assistance are attached as Exhibit F. In reference to HUD's 7/15/2016 monitoring letter, our continuum is in the process of establishing

updated ESG guidelines that will be inclusive of shelter services and compliant to §576.400(e)(1) & (e)(3). The guidelines will be approved and adopted by the A Home for Everyone Coordinating Board, our CoC Board, with an anticipated adoption date of October 2016.

In establishing the coordinated Short Term Rent Assistance (STRA) program, the local CoC Board developed two primary performance standards for short-term rent assistance activities under the local 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.

AP 90 HOPWA

The method for selecting project sponsors for HOPWA is determined by each of the participating jurisdictions. Portland renews its contract with Cascade Aids Project annually and makes tenant based rental assistance available to other organizations with supportive housing for persons with AIDS.

All three of our CoC's Consolidated Plan jurisdictions (Portland, Multnomah County, Gresham) are represented on the CoC Board (meets monthly) and its Executive Committee (meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee work on strategic planning, outreach, evaluation and system coordination. The CoC devotes 4 hrs/mo. with Portland and Multnomah County, and 2 hrs/qtr. with Gresham. CoC goals from our local homelessness plan align with our Consolidated Plan. Under the 2016-2020 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and for homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity).

The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.)

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS (AP90)

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to more effectively end homelessness. Our CoC currently directs ESG to expand capacity of the regional Short Term Rent Assistance program and operate emergency shelter closely aligned with locally- and CoC-funded housing resources. PHB monitors ESG recipients and evaluates project performance using CoC-developed housing placement outcomes collected in the regional homeless management information system (HMIS). Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness and HMIS reports and ESG recipient feedback, and ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures. The CoC's data & evaluation subcommittee evaluates outcomes.

Attachments

Citizen Participation Comments

CITIZEN PARTICIPATION PLAN – for Multnomah County, City of Portland and City of Gresham (Consortium)

Overview

This Citizen Participation Plan (CPP) is a framework and process for public involvement. The goal is to involve all interested local citizens 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 CPP 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 US Department of Housing & Urban Development funds.

The CPP anticipates that each jurisdiction in the Consortium will have 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, if any, of the Five-Year Consolidated Plan and Annual Action Plans, and in the review of their accomplishments. This Plan recognizes that citizen participation is an integral component of the Five-Year Consolidated Plan effort. The Consortium will take appropriate actions to encourage the participation of all of its citizens, especially:

- Low and moderate-income persons, particularly those living in areas where CDBG/HOME funds are proposed to be used,
- Residents of predominantly low- and moderate-income neighborhoods,
- Racial minorities,
- Non-English speaking persons,
- Persons with disabilities, and
- Residents of public and assisted housing developments.

The CPP offers numerous opportunities for citizens to contribute information, ideas, and opinions about ways to improve our neighborhoods, promote housing affordability, and enhance the delivery of public services to local residents.

The provisions of the CPP fulfill statutory and regulatory requirements for citizen participation specified in the US Department of Housing and Urban Development's Rules for the Consolidated Plan, the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program.

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

Public Hearings and Meetings

The Consortium will conduct at least two public hearings each year to obtain citizens' views and to respond to comments and questions. The hearings will take place at different stages of the consolidated planning process and together address:

- Housing and community development needs,
- The proposed use of program funds, and
- Program performance during the past year.

At least one hearing will be held in the fall to review Consortium needs and one in the spring to review projects that may be funded for the following fiscal year. Members of the Consortium may elect to hold additional public hearings or meetings as needed. Members of the Consortium may hold their meetings jointly or individually, as best meets the needs of each community.

Every effort will be made to ensure that public hearings are inclusive. Hearings will be held at convenient times and locations, preferably in the evening or on week-ends, and in places where people most affected by proposed activities can attend. The Consortium will utilize public hearing facilities that are accessible to persons with mobility impairments. If reasonable notice, of at least 3 days, is given before a hearing date, the Consortium will provide appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments. Depending on available resources and staffing, the Consortium may exceed these basic requirements, including skyping capability.

The jurisdictions may hold additional public meetings/hearings as deemed necessary throughout the entire Consolidated Plan planning process.

All public hearings and public meetings associated with the Consolidated Planning process will conform to the Oregon Open Meetings Law.

Publication of the Proposed Consolidated Plan and Related Action Plans and Consolidated Annual Performance and Evaluation Report (CAPER)

The Consortium will publish its proposed Consolidated Plan, subsequent Action Plans and annual performance report in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and submit comments. The jurisdictions will provide a reasonable number of free copies of plans and reports to citizens, community based partnering organizations and groups requesting it.

Once approved by HUD, all plans and reports will be available online and on the jurisdiction's websites and in hard copy in the jurisdiction's offices.

Additionally, interested parties may contact the jurisdiction for an electronic copy of the plans and reports. Jurisdictions may also provide copies of plans and reports at libraries and other public places.

Public Comments on the Proposed Consolidated Plan, Annual Action Plans, Substantial Amendments to plans and Consolidated Annual Performance and Evaluation Report (CAPER)

The Consortium will receive comments from citizens on its proposed Plans, Substantial Amendments to Plans and annual performance for a period not less than 30 days prior to submission of the plan to HUD. All comments or views of citizens received in writing, via mail or email, or orally at public hearings, will be considered in preparing the final Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Plans.

Public Notice

Notice of public hearings, meetings and other events will be published in at least one general circulation newspaper and on the jurisdiction's website at least 14 days prior to the event. Publication may also occur in culturally specific newspapers, on-site at various locations in the jurisdictions, via Facebook or Twitter. The notice will include the locations of plans and reports for review.

Notice will also be published, as indicated above, announcing the 30 day comment period for the Consolidated Plan, Annual Action Plan, Substantial Amendments to the Plans and the CAPER.

Public Outreach

An informed citizenry is critical to effective and responsive housing and community development programs. Efforts to educate residents and empower their participation are an ongoing element of the consolidated planning process.

Public outreach and consultation will occur with all interested parties and those required by the Consolidated Plan. HUD required outreach and consultation includes: public and private agencies that provide assisted housing, health services, fair housing services for children, veterans, youth, elderly, persons with disabilities, persons living with HIV/AIDS and their families, the Continuum of Care (CoC) and other agencies that provide homeless assistance and homelessness prevention services. Outreach may occur via focus groups, surveys, face-to-face meetings with non-profit partners, neighborhood associations, public school PTAs in low-income areas, and those in predominately low-income neighborhoods.

Amendments to the Consolidated Plan and Action Plan

The Consortium will amend its Consolidated Plan when any of the following events occur:

Minor Amendment – A Minor Amendment shall occur when the budget for a funded activity is adjusted by less than 25%. Minor Amendments will be discussed in the CAPER for that reporting year.

Substantial Amendment – Changes to the Consolidated Plan shall be considered Substantial when:

- The budget for the funded activity is adjusted by more than 25% or over \$750,000,
- The jurisdictions change allocation priorities or methods of distributing HUD entitlement funds;
- Jurisdictions utilize entitlement funds (including program income) to carry out an activity not previously described in the Action Plan; or
- Changes to the Consolidated Plan involve the purpose, scope, location, eligibility or type of beneficiaries of an activity.

Substantial Amendments require similar Public Notice and Public Comment as described earlier in the CPP.

Technical Assistance

Groups or individuals interested in obtaining technical assistance to develop project proposals or apply for funding assistance through HUD entitlement programs covered by the Consolidated Plan may contact the staff of the Consortium's jurisdictions. Such assistance may be of particular use to neighborhood improvement organizations, non-profit service providers, and for-profit and non-profit housing development groups that serve or represent persons of low and moderate-income. Consortium members may conduct workshops offering basic program information and materials to potential project sponsors, and staff from offices are available to provide in-depth guidance and assistance to applicants and program participants on an on-going basis.

Displacement

Displacement of persons by activities or projects funded through HUD entitlement programs is discouraged by all members of the Consortium. All written materials regarding funding programs, all workshops for potential applicants, and all application materials include information on anti-displacement policies and caution applicants to discuss any activities that may entail displacement with the local jurisdiction staff in advance of submitting funding proposals. In the event that displacement is unavoidable, full benefits and assistance will be provided according to appropriate provisions of Uniform Relocation Act regulations.

Access to Records

To the extent allowed by law, interested citizens and organizations shall be afforded reasonable and timely access to records covering the preparation of the Consolidated Plan and Action Plan, project evaluation and selection and annual performance reports. In addition, materials on entitlement programs covered by the Consolidated Plan, including activities undertaken in the previous five years, will be made available to any member of the public who requests information from the City of Portland, City of

Gresham or Multnomah County. A complete file of citizen comments will also be available for review by interested parties.

After receiving notice of HUD's approval of the Consolidated Plan, Action Plan and annual performance reports, members of the Consortium will post final versions on their websites.

Citizen Complaints

All materials relating to the Consolidated Plan and Action Plan, and to specific programs governed by the plan shall include the names and telephone numbers of appropriate persons designated as lead contacts. Inquiries, complaints, or grievances raised by members of the public will be addressed immediately, with every effort made to satisfactorily resolve issues prior to their becoming the subject of a formal complaint. Any written complaint or grievance will be investigated promptly and reviewed by the appropriate program manager or department head. A written response will be made to the complainant within at least fifteen (15) working days, where practicable. Public review materials and performance reports will include data, as appropriate under confidentiality regulations, on any written complaints received and how each was resolved.

Amendments to the Citizen Participation Plan

The Consortium will provide citizens with a reasonable opportunity to comment on any substantial amendments to the Citizen Participation Plan.

Availability of the Citizen Participation Plan

Copies of the Citizen Participation Plan may be obtained by contacting the Portland Housing Bureau.

Contact Information:

PORTLAND HOUSING BUREAU
421 SW 6th Ave, Suite 500
Portland, OR 97204
(503) 823-2375
(503) 823-2387
TDD (503) 823-6868
Program Coordinator: Kim McCarty, Kim.McCarty@portlandoregon.gov
PHBinfo@portlandoregon.gov

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

Director: Traci Manning, Kurt.Creager@portlandoregon.gov

GRESHAM COMMUNITY DEVELOPMENT DEPARTMENT
1333 NW Eastman Parkway
Gresham, Oregon 97030
(503) 618-2404

Community Revitalization Program Analyst, Laurie Wells,
laurie.wells@greshamoregon.gov
Visit: www.greshamoregon.gov/communityrevitalization
Community Development Director: Eric Schmidt, Eric.schmidt@greshamoregon.gov

MULTNOMAH COUNTY COMMUNITY DEVELOPMENT
421 SW Oak St. Suite 200
Portland OR 97204
(503) 988-6295
(503) 988-3707
Program Specialist Senior: Janet Hawkins, janet.c.hawkins@multco.us
Visit: www.Multco.us/dchs
DCHS-Community Services
Director: Rose Bak, rose-ellen.bak@multco.us

Grantee Unique Appendices

Attachment A-H

Attachment A: Community Participation Plan (CCP)

Overview

This Citizen Participation Plan (CPP) is a framework and process for public involvement. The goal is to involve all interested local citizens 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 CPP 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 US Department of Housing & Urban Development funds.

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- Housing and community development needs,
- The proposed use of program funds, and
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Public outreach and consultation will occur with all interested parties and those required by the Consolidated Plan. HUD required outreach and consultation includes: public and private agencies that provide assisted housing, health services, fair housing services for children, veterans, youth, elderly, persons with disabilities, persons living with HIV/AIDS and their families, the Continuum of Care (CoC) and other agencies that provide homeless assistance and homelessness prevention services. Outreach may occur via focus groups, surveys, face-to-face meetings with non-profit partners, neighborhood associations, public school PTAs in low-income areas, and those in predominately low-income neighborhoods.

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- Changes to the Consolidated Plan involve the purpose, scope, location, eligibility or type of beneficiaries of an activity.

Substantial Amendments require similar Public Notice and Public Comment as described earlier in the CPP.

Technical Assistance

Groups or individuals interested in obtaining technical assistance to develop project proposals or apply for funding assistance through HUD entitlement programs covered by the Consolidated Plan may contact the staff of the Consortium's jurisdictions. Such assistance may be of particular use to neighborhood improvement organizations, non-profit service providers, and for-profit and non-profit housing development groups that serve or represent persons of low and moderate-income. Consortium members may conduct workshops offering basic program information and materials to potential project sponsors, and staff from offices are available to provide in-depth guidance and assistance to applicants and program participants on an on-going basis.

Displacement

Displacement of persons by activities or projects funded through HUD entitlement programs is discouraged by all members of the Consortium. All written materials regarding funding programs, all workshops for potential applicants, and all application materials include information on anti-displacement policies and caution applicants to discuss any activities that may entail displacement with the local jurisdiction staff in advance of submitting funding proposals. In the event that displacement is unavoidable, full benefits and assistance will be provided according to appropriate provisions of Uniform Relocation Act regulations.

Access to Records

To the extent allowed by law, interested citizens and organizations shall be afforded reasonable and timely access to records covering the preparation of the Consolidated Plan and Action Plan, project evaluation and selection and annual performance reports. In addition, materials on entitlement programs covered by the Consolidated Plan, including activities undertaken in the previous five years, will be made available to any member of the public who requests information from the City of Portland, City of Gresham or Multnomah County. A complete file of citizen comments will also be available for review by interested parties.

After receiving notice of HUD's approval of the Consolidated Plan, Action Plan and annual performance reports, members of the Consortium will post final versions on their websites.

Citizen Complaints

All materials relating to the Consolidated Plan and Action Plan, and to specific programs governed by the plan shall include the names and telephone numbers of appropriate persons designated as lead contacts. Inquiries, complaints, or grievances raised by members of the public will be addressed immediately, with every effort made to satisfactorily resolve issues prior to their becoming the subject of a formal complaint. Any written complaint or grievance will be investigated promptly and reviewed by the appropriate program manager or department head. A written response will be made to the complainant within at least fifteen (15) working days, where practicable. Public review materials and performance reports will include data, as appropriate under confidentiality regulations, on any written complaints received and how each was resolved.

Amendments to the Citizen Participation Plan

The Consortium will provide citizens with a reasonable opportunity to comment on any substantial amendments to the Citizen Participation Plan.

Availability of the Citizen Participation Plan

Copies of the Citizen Participation Plan may be obtained by contacting the Portland Housing Bureau.

Contact Information:

Portland Housing Bureau

421 SW 6th Ave, Suite 500

Portland, OR 97204

(503) 823-2375

(503) 823-2387

TDD (503) 823-6868

Program Coordinator: Kim McCarty, Kim.McCarty@portlandoregon.gov

PHBinfo@portlandoregon.gov

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

Director: Traci Manning, Kurt.Creager@portlandoregon.gov

Gresham Community Development department

1333 NW Eastman Parkway

Gresham, Oregon 97030

(503) 618-2404

Community Revitalization Program Analyst, Laurie Wells,

laurie.wells@greshamoregon.gov

Visit: www.greshamoregon.gov/communityrevitalization

Community Development Director: Eric Schmidt, Eric.schmidt@greshamoregon.gov

Multnomah County Community Development

421 SW Oak St. Suite 200

Portland OR 97204

(503) 988-6295

(503) 988-3707

Program Specialist Senior: Janet Hawkins, janet.c.hawkins@multco.us

Visit: www.Multco.us/dchs

DCHS-Community Services

Director: Rose Bak, rose-ellen.bak@multco.us

Attachment B: Shelter Locations

SHELTER SITE

**Emergency Shelter and Services for Persons Experiencing Homelessness in
Portland & Multnomah County, Oregon • 2014-2015**

The City of Portland and Multnomah County fund year-round, winter and severe weather emergency shelter. There are also privately-funded organizations that provide shelter services. There are 611 emergency shelter beds available year-round.

Winter shelter is available from November 1-March 31, unless otherwise indicated below. Approximately 297 additional beds are available during the winter season for men, women, and families. See the detailed numbers below for specific programs.

Severe weather emergency shelter is also available when the City declares a Severe Weather Notice, based on temperature/wind chill at 25°F or less, or other life-threatening weather conditions. When severe weather is declared, up to 150 additional beds may be made available.

For updated information on winter and Severe Weather Services, call 2-1-1 or go to: <http://www.211info.org/>

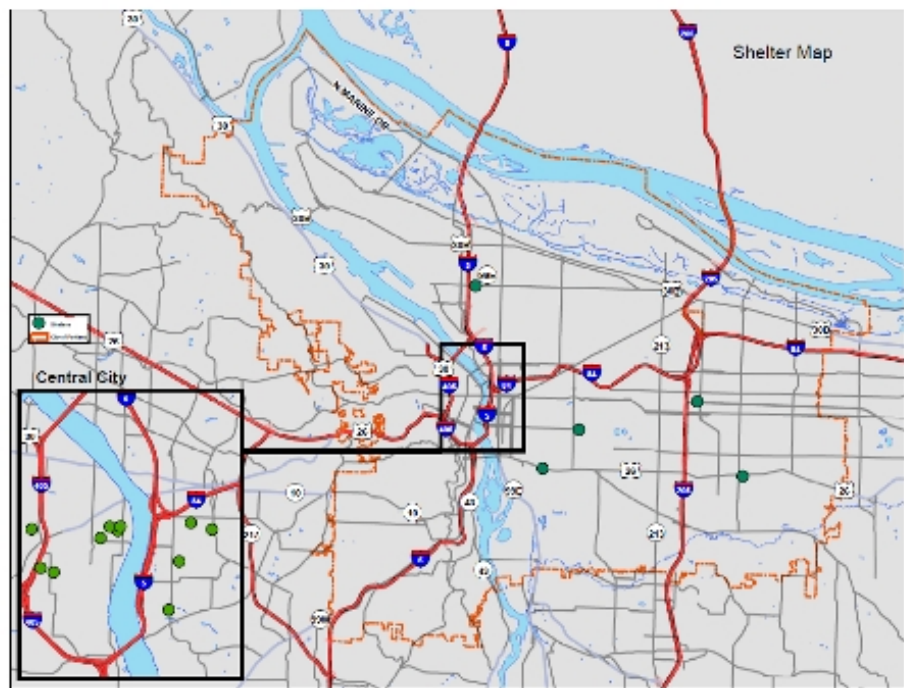
NIGHTLY SHELTER SITES

Adult Shelters:

Organization / Site	Address	Phone	# year-round beds	# winter beds	# severe weather beds	Men	Women	Program	Access
Women's Winter Shelter Operated by Transition Projects	N/A	503-293-4700	0	70	0		X	Mats for up to 70 women. Shelter open Nov. 18 - April 10, 7:00 pm - 6:45 am Downtown location.	Call 503-280-4700 or visit Bud Clark Commons (BCC), 850 NW Irving St.
Transition Projects: Jean's Place	N/A	503-280-4700	00	0	0		X	Women's dorm. TB card. Alcohol and drug free. Meals, services & housing placement.	Call 503-280-4700 or sign in at BCC, 850 NW Irving St.
Salvation Army Female Emergency Shelter (SAFES)	36 SW 2 nd Ave.	503-227-0810	50	45	0		X	Women's dorm. Day center open 7:00 am - 9:00 pm daily.	Call 503-227-0810 or visit SAFES, 30 SW 2 nd Ave.
Transition Projects: Clark Center	N/A	503-280-4700	00	0	0		X	Men's dorm. TB card. Alcohol and drug free. Meals, services & housing placement.	Call 503-280-4700 or visit BCC at 850 NW Irving St.
Transition Projects: Doreen's Place	N/A	503-280-4700	00	0	0		X	Men's dorm. TB card. Alcohol and drug free. Meals, services & housing placement.	Call 503-280-4700 or visit BCC at 850 NW Irving St.
Portland Rescue Mission	111 W. Burnside St.	503-405-7880	58	100	12	X		Men's dorm & services. TB card required. Breakfast & dinner. Post-meal chapel service voluntary.	Entry to year-round beds 5:45 pm; winter beds 8 pm

Information is subject to change. Please visit 211 info.org for most up-to-date information.

Revised 10/17/2014



Attachment C: City of Portland Racial Equity Goals and Strategies

CITY OF PORTLAND - CITYWIDE RACIAL EQUITY GOALS

We will end racial disparities within city government, so there is fairness in hiring and promotions, greater opportunities in contracting, and equitable services to all residents.

We will strengthen outreach, public engagement, and access to City services for communities of color and immigrant and refugee communities, and support or change existing services using racial equity best practices.

We will collaborate with communities and institutions to eliminate racial inequity in all areas of government, including education, criminal justice, environmental justice, health, housing, transportation, and economic success.

CITYWIDE RACIAL EQUITY STRATEGIES

Use a racial equity framework:

Use a racial equity framework that clearly articulates racial equity; implicit and explicit bias; and individual, institutional, and structural racism.

Build organizational capacity:

Commit to the breadth and depth of institutional transformation so that impacts are sustainable. While the leadership of electeds and officials is critical, changes take place on the ground, through building infrastructure that creates racial equity experts and teams throughout the city government.

Implement a racial equity lens:

Racial inequities are not random; they have been created and sustained over time.

Inequities will not disappear on their own. It is essential to use a racial equity lens when changing the policies, programs, and practices that perpetuate inequities, and when developing new policies and programs.

Be data driven:

Measurement must take place at two levels—first, to measure the success of specific programmatic and policy changes; and second, to develop baselines, set goals, and measure progress. Using data in this manner is necessary for accountability.

5 Partner with other institutions and communities:

Government work on racial equity is necessary, but insufficient. To achieve racial equity in the community, government needs to work in partnership with communities and institutions to achieve meaningful results.

Operate with urgency and accountability:

When change is a priority, urgency is felt and change is embraced. Building in institutional accountability mechanisms using a clear plan of action will allow accountability. Collectively, we must create greater urgency and public commitment to achieve racial equity.

Attachment D. City of Portland Civil Rights Title VI Notice

The City of Portland operates without regard to race, color, national origin, religion, sex, sexual orientation, gender identity, marital status, age or disability in accordance with the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, Executive Order 12898 on Environmental Justice and related statutes and regulations, including Title II of the ADA, ORS chapter 659A, and Portland City Code Chapter 23. Title VI of the Civil Rights Act requires that no person in the United States shall be excluded from participation in, be denied the benefits of or otherwise be subjected to discrimination under any City program or activity, on the grounds of race, color, or national origin. To help ensure access to City programs, services and activities, the City will provide translations, will reasonably modify policies and procedures and will provide auxiliary aids or alternative formats to persons with disabilities.

For accommodations, translations, or additional information, contact the Title VI/Title II Program Manager at Room 1204, 1120 SW 5th Avenue, Portland, OR 97204, by email at title6complaints@portlandoregon.gov or by telephone 503-823-2559, City TTY 503-823-6868, or use Oregon Relay Service: 711. Any person who believes they have been aggrieved by an unlawful discriminatory practice may file a complaint with the Bureau or the City. Any Title VI complaint must be in writing and filed with the Bureau's Title VI Program Manager within one hundred eighty (180) days following the date of the alleged discriminatory occurrence.

Attachment A-H

Attachment E: 504 ADA Guidelines



Section 504 Contract Compliance Form
for ALL HUD Funded Development Projects

7. If this is rehabilitation on an existing facility, identify physical obstacles in the project and facility that limit the accessibility of programs or activities to individuals with handicaps. *(Attach additional page for lengthy answer or additional documentation.)*
8. Describe, in detail, the methods that will be used to make the facility(s) accessible. *(Attach additional page for lengthy answer or additional documentation.)*
9. For rehabilitation of an existing facility, specify the schedule for taking the steps necessary to achieve compliance with Section 24 CFR Part 8 and the UFAS Criteria.
(Attach additional page for lengthy answer or additional documentation.)
[NOTE: See attached definitions pertaining to Section 24 CFR Part 8 to determine appropriate schedule]
10. This project will comply with the Seven Basic Design and Construction Requirements of the Fair Housing Act. ☐ YES ☐ NO
[NOTE: See attached Instructions for these requirements]
11. This project will comply with the HUD Safe Harbors for Design and Construction.
☐ YES ☐ NO
[NOTE: See attached Instructions for these requirements]



Section 504 Contract Compliance Form for ALL HUD Funded Development Projects

Developer Certification	
I hereby certify that the information provided on this form is based on the submitted project design plans and is true and accurate, that I have received and reviewed the Instructions and Definitions for completing this form, and that I am signing this form as an authorized representative of the Developer.	
Developers Representative:	Architect:
Name: _____	Name: _____
Title: _____	Title: _____
Signature: _____	Signature: _____
Date: _____	Date: _____

For PHB Internal Use Only	
Received BY:	
Name: _____	Signature: _____
Date: _____	
<input type="checkbox"/> Returned for clarifications/corrections (noted below) BY: Name: _____ Date: _____	

<input type="checkbox"/> Revisions received BY:	
Name: _____	Signature: _____
Date: _____	
I have reviewed the submitted project design drawings and verified the information herein provided by the Developer.	
Printed Name: _____	Sr. Construction Coordinator Title
Signature: _____ Date: _____	



Section 504 Contract Compliance Form for ALL HUD Funded Development Projects

Supplementary Instructions And Definitions

Please refer to the following links and additional information when completing this form. If you require additional assistance or clarification, please contact the Portland Housing Bureau, The Construction Coordinator assigned to your project and / or the Compliance Officer.

1. General Instructions

- a. In accordance with PHB and PDC funding criteria and as required by HUD, this form is used for each housing project funded with any HUD Federal funds to assure compliance with Section 504 Uniform Federal Accessibility Standards (UFAS) requirements.
- b. ALL Housing projects with 5 or more units must meet criteria established in 24 CFR Part 8. 5% of all units, but not less than 1 shall be made to meet these criteria. In addition, 2% of all units, but not less than 1, shall be made to meet hearing and vision impaired UFAS criteria. This 2% is IN ADDITION to the 5% Accessible Units. When Federal Funds are applied to a renovation, this criterion is applicable if investment expended is equal to or greater than 75% of the total replacement cost for the project. When less than 75%, then the determination will be based upon the areas being modified during the remodel. (Please see item Number 3 (below) for 24 CFR Part 8 Definitions.)
- c. The UFAS Section 4.34 Dwelling Units is the primary guide to meet these criteria. The entire UFAS guide applies when determining all space design standards which include both residences and common areas. The ANSI A117.1 standard is included within UFAS. In addition, the ADA criteria, TITLE III is to be included when addressing the design of parking lots, leasing, rental, and sales offices.
- d. Residential units are to meet the Fair Housing Act as defined in the Federal Register and enforced by the Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section.
- e. HUD works in conjunction with the FAIR HOUSING ACCESSIBILITY FIRST Association. They provide Fair Housing Instruction, Resources, Support, and Technical Guidance. They may be contacted through: Additional local connections are also provided.
 - www.fairhousingfirst.org
 - www.huduser.org/publications/destdtech/fairhousing.html
 - 1-888-341-7781
 - [1990 UFAS Guidelines](#)
 - [ADA National Network Document Portal](#)
 - www.housingconnections.org
 - <http://www.rhapp.org/smokefree.asp>
 - [Portland Housing Special Needs Committee Report 2003](#)



Section 504 Contract Compliance Form for ALL HUD Funded Development Projects

2. 504 / Uniform Federal Accessibility Standards

- a. Section 504 requires application of Uniform Federal Accessibility Standards (UFAS) if substantial alterations are made on a project with 15 or more units.
- b. Section 504 applies if the cost of alterations is 75% or more of the replacement cost of the completed facility. When this level of alterations occurs, then all areas of UFAS will be applicable.
- c. If there are fewer than 15 units or the cost of alterations is less than 75% of the replacement cost, then alterations to the units, to the maximum extent possible and feasible, are to be made. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. This applies to the following areas of a dwelling unit:
 - Renovation of whole kitchens, or at least replacement of kitchen cabinets.
 - Renovation of the bathroom.
 - If a bathtub or shower is replaced or added, or a toilet and flooring is replaced, then at least 5% or one (1) unit shall be made accessible. (Depending upon the total number of units renovated)
- d. When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5%, or at least one (1) unit in the development, is accessible.
- e. Section 504 requires 5% of the dwelling units, or at least one (1) unit, to meet UFAS. The criteria address meeting the needs for persons with mobility disabilities. An additional 2% of the dwelling units, or at least one unit (whichever is greater) must be accessible for persons with hearing or visual disabilities.
- f. Section 504 defines an accessible dwelling unit as a unit that is located on an accessible route and can be approached, entered, and used by individuals with physical disabilities. This includes public and common areas of a housing site. Every effort must be made to provide all unit types on all floors and locations of the site readily adaptable and / or accessible.
- g. Alterations to existing facilities must, to the maximum extent feasible, be made accessible to ensure that such facilities are readily accessible to and usable by persons with disabilities. Units which are accessible and/or adaptable must first be provided to those individuals with disabilities who need the features of those units. The unit is to be first offered to a qualified individual(s) who currently reside in the same in a non-accessible unit in the same project or comparable project under the same operation. If there are no such persons currently residing in the housing project, then an offer is to be made to the next available qualified individual(s) with disabilities on waiting list. Non-disabled applicants shall be passed over until all disabled prospective tenants have been notified of the accessible unit's availability.
- h. Renovations for adaptability and/or accessibility are not required if making these alterations have little likelihood of being accomplished without removing or altering a load-bearing structural member.

Section 504 Contract Compliance Form for PDC / HUD Financing
Instructions and Definitions SUPPLEMENT - Page 2 of 5
Last Updated: February 18, 2011



Section 504 Contract Compliance Form for ALL HUD Funded Development Projects

3. 24 CFR Part 8 Definitions

- a. Accessible means that the unit is located on an accessible route, and when designed, constructed, or altered or adapted can be approached, entered, and used by individuals with physical handicaps.
 - b. Accessible Route means a continuous, unobstructed path connecting accessible elements and spaces in a building or facility that complies with the space requirements of applicable Uniform Federal Accessibility Standards (UFAS) Standards. An accessible route that serves only accessible units occupied by persons with hearing or vision impairments need not comply with those requirements intended to effect accessibility for persons with mobility impairments.
 - c. Adaptability means the ability of certain elements of a dwelling unit, such as kitchen counters, sinks, and grab bars to be added to, raised, lowered, or otherwise altered, to accommodate the needs of persons with or without handicaps, or to accommodate the needs of persons with different types or degrees of disability. In a unit adaptable for a hearing impaired person, the wiring for visible emergency alarms may be installed but the alarms need not be installed until such time as the unit is made ready for occupancy by a hearing impaired person.
 - d. Alteration means any change in a facility or its permanent fixtures or equipment. It includes, but is not limited to,
 - i. Remodeling
 - ii. Renovation
 - iii. Rehabilitation
 - iv. Reconstruction
 - v. Changes or rearrangements in structural parts and extraordinary repairs. Alteration does not include normal maintenance or repairs, reproofing, interior decoration, or changes to the mechanical systems.
 - e. Facility means all or any portion of buildings, structures, equipment, roads, sidewalks, parking lots, or other real or personal property or interest in the property which is a component of the Federal Funding.
 - f. Project means the whole of one or more residential structures and appurtenant structures, equipment, roads, sidewalks, parking lots, and spaces such as common areas, laundry facilities, management office(s), and exercise facilities covered by a single contract for Federal Financial assistance or application for assistance, or are treated as a whole for processing purposes, whether or not located on a common site.
 - g. Multi-Family Housing Project means a project/facility containing five or more dwelling units.
4. Replacement Cost of the Completed Facility means the current cost of construction and equipment for a newly constructed or remodeled housing facility. Construction and equipment costs do not include the cost of land, demolition, site improvements, non-dwelling facilities, and administrative or "soft" costs for project development activities.



Section 504 Contract Compliance Form
for ALL HUD Funded Development Projects

5. Fair Housing Act - Seven Basic Design and Construction Requirements:

- a. **First Requirement:** An Accessible Building on an Accessible Route.
 - b. **Second Requirement:** Accessible Common and Public Use Areas.
 - c. **Third Requirement:** Usable Doors (By a Person in a Wheelchair.)
 - d. **Fourth Requirement:** Accessible Route Into and Through the Dwelling Unit.
 - e. **Fifth Requirement:** Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations.
 - f. **Sixth Requirement:** Reinforced Walls in All bathrooms for Later Installation of Grab Bars.
 - g. **Seventh Requirement:** Usable Kitchens and Bathrooms.
- h. The Fair Housing Act applies to all multi-family dwelling units designed and constructed after March 13, 1991.
- i. The Dwelling Unit includes:
- 1) A single-family unit in buildings with four or more units.
 - 2) An apartment.
 - 3) A room in which people sleep even if they share kitchens or bathrooms, like transitional housing.
 - 4) All dwelling units in buildings containing four or more dwelling units if the buildings have one or more elevators AND
 - 5) All ground floor units in other buildings containing four or more units without an elevator.
 - 6) Apartment Buildings, Condominiums, are covered by the Design and Construction Requirements.
 - 7) Dormitories, Transitional Housing, Assisted Living Housing, and Homeless Shelters are also covered by these Design and Construction Requirements.



Section 504 Contract Compliance Form for ALL HUD Funded Development Projects

6. Ten (10) 'Safe Harbors' For Design and Construction Compliance:

a. HUD recognizes ten safe harbors for compliance with the Fair Housing Act's design and construction requirements. Although they have overlap, it is advised to not randomly select sections from multiple criteria. They are:

- 1) [HUD Fair Housing Accessibility Guidelines published on March 8, 1991 and the Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines, published on June 28, 1994.](#)
- 2) [HUD Fair Housing Act Design Manual](#)
- 3) [ANSI A117.1 \(1998\)](#), used with the *FAIR HOUSING ACT*, HUD's regulations, and [the Guidelines](#).
- 4) [CABO / ANSI A117.1 Standard Technical Report \(1992 - with Addendums\)](#), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
- 5) [ICC / ANSI A117.1 \(1998\) With HUD References](#) used with the Fair Housing Act, HUD's regulations, and the Guidelines.
- 6) [ADA Build-it - Right Codes and Specifications \(Includes ICC/ADAAG/US Dept. of Justice/Fair Housing\)](#)
- 7) [ICC Building Codes with Current Amendments](#) with one condition*.
* "ICC interprets Section 1104.1, and specifically, the exception to Section 1104.1, to be read together with Section 1107.4, and that the Code requires an accessible pedestrian route from site arrival points to accessible building entrances, unless site impracticality applies. Exception 1 to Section 1107.4 is not applicable to site arrival points for any Type B dwelling units because site impracticality is addressed under Section 1107.7."
- 8) [International Code Council \(ICC\) with Errata Central links to edits and notifications](#)
- 9) [ADA Standards for Accessible Design 2010. \(Updated from 1991 Standards\)](#)

b. With Regard to the elevator design, not all of the above mentioned safe harbors include the necessary criteria. The following are base guidelines for elevator design and operation:

- 1) The elevator operation must be automatic. ICC/ANSI A117.1 (1998), Section 1002.7.1.
- 2) The elevator car must contain a 30-inch by 48-inch minimum clear floor space. ICC/ANSI A117.1 (1998), Section 1002.7.4.
- 3) Elevator call and control buttons must be within ANSI reach ranges. ICC/ANSI A117.1 (1998), Section 1002.7.2 and 1002.7.7.
- 4) Elevators must contain emergency communication devices. ICC/ANSI A117.1 (1998), Section 1002.7.8.
- 5) [ICC Elevators and Egress Report - 2007](#)

HOME FORWARD ADA DEVELOPMENT PLAN

Home Forward 504 / ADA Unit Development Plan									
HAP Property	Total # of apts	Off-line or market units	Total subsidized units	# of subsidized ADA units	% of subsidized units that are wheelchair accessible	# of ADA to be built	ADA apt Size	Type of Property	Development Plans
Alderwood	20	0	20	0	0.00%	none	n/a	All units at this site are townhouses.	No plans at this time.
Bel Park	10	0	10	0	0.00%	none	n/a	Multi-level property, ramping difficult.	No plans at this time.
Bud Clark Commons	130	0	130	9	6.92%	none	Studios- 9	High rise complex	Newly developed, came on line in 2011.
Camelia Court	14	0	14	0	0.00%	none	n/a	Multi-level property, ramping difficult.	No plans at this time.
Carlton Court	24	0	24	0	0.00%	none	n/a	All units at this site are townhouses.	No plans at this time.
Celilo Court	28	0	28	2	7.14%	completed	2 BR- 2	All non-ADA units are townhouses.	Work is completed- updated the two ADA units at the property with ARRA funds in 2009
Chateau Apt.	10	0	10	0	0.00%	none	n/a	Multi-level property, ramping difficult.	No plans at this time.

Attachment A-H

Cora Park	10	0	10	1	10.00 %	completed	2BR- 1	Flat units with an accessible ramp from the parking lot	Added one ADA unit at the site with ARRA funds in 2009
Dahlke Manor	115	1	114	0	0.00%	none	n/a	High rise complex	Possibility of developing future accessible units if significant rehab work is done. Would require moving water/waste lines.
Dekum Court	40	1	39	2	5.13%	completed	2 BR- 2	Site has 12- single level units. The rest require stairs	Work is completed.
Demar Downs	18	0	18	3	16.67 %	completed	2BR- 3	All units are single level with 1-2 step entry.	Completed three accessible units with ARRA funds in 2009
Eastwood Court	32	1	31	1	3.23%	completed	3BR- 1	All non-ADA units are townhouses.	Work is completed
Eliot Square	26	0	26	1	3.85%	completed	2 BR- 1	All non-ADA units are townhouses.	Work is completed.
Fairview Oaks	328	293	35	0	0.00%	none		All units at this site are townhouses.	No plans at this time.
Fir Acres	32	1	31	1	3.23%	completed	2 BR- 1	All non-ADA units are townhouses.	Work is completed
Floresta	20	0	20	1	5.00%	completed	2 BR- 1	Two of the units are ADA ready. The other 7 units are ADA adaptable.	Work is completed.
Harold Lee Village	10	0	10	0	0.00%	none	n/a	All units at this site are townhouses.	No plans at this time.

Attachment A-H

Holgate House	80	0	80	0	0.00%	none	n/a	High rise complex	Possibility of developing future accessible units if significant rehab work is done. Would require moving water/waste lines.
Hunter's Run	10	0	10	1	10.00%	completed	3 BM- 2	All non-ADA units are townhouses.	Work Completed
Humboldt Gardens	130	30	100	25	25.00%	completed	1BR -15 2BR - 11 3BR - 4 4BR - 1	Mixed property with townhouses, flat and units in a mid-rise serviced by an elevator.	The number of units listed are fully accessible. All of the units in the low rise building are considered adaptable.
Lexington Court	20	0	20	0	0.00%	none	n/a	All units at this site are townhouses.	No plans at this time.
Madrona	45	0	45	3	6.67%	completed	2BR- 2 3BR-1	Mixed property with most of the site having stacked units.	We first purchased the property in 2010 and added public housing subsidy shortly after purchase. Part of the purchase included renovating the property. Renovation included creating accessible units.
Maple Mallory	48	0	48	0	0.00%	none	n/a	All units require stairs to access the units. Ramping would be difficult.	No plans at this time.
Medallion	90	1	89	5	5.62%	completed	1BR -3 2 BR- 2	High rise complex	Work is completed.

Attachment A-H

New Columbia	554	257	297	53	17.85 %	completed	1 BR 12 2 BR 19 3 BR 13 4 BR 8 5 BR 1	Mixed site	Work is completed.
Peaceful Villa	70	0	70	0	0.00%	none	n/a	Mix of 1 and 2 bedroom garden style apartments with 2-3 steps to enter each unit. Entrances are close to the existing sidewalk and ramping is difficult	Possibility of creating accessible units if significant renovations occur.
Powellhurst Woods	34	0	34	0	0.00%	none	n/a	All units at this site are townhouses.	No plans at this time.
Rockwood Station	195	0	25	2	8.00%	completed	2BR- 2	Mixed site with townhouses and flats	Public Housing was put at the site in 2008. At that time, we created two accessible units
Ruth Haefner Plaza	84	0	84	8	9.52%	completed	1 BR- 8	High rise complex	Work is completed.
Schrunk Riverview	118	0	118	0	0.00%	none	n/a	High rise complex	Possibility of developing future accessible units if significant rehab work is done. Would require moving water/waste lines.
Slavin Court	24	1	23	0	0.00%	none	n/a	All units at this site are townhouses. The 4 bedroom units have a bath/bedroom	No plans at this time.

Attachment A-H

								on the main floor.	
Stark Manor	30	1	29	0	0.00%	none	n/a	All units at this site are townhouses.	No plans at this time.
Stephens Creek Crossing	122	0	111	18	16.22 %	completed	1BR- 3 2BR- 4 3BR- 10 4BR- 1	New property with a variety of unit types.	Newly developed, came on line in 2013.
Tammara ck	120	2	118	6	5.08%	completed	1 BR- 4 2BR- 2	Half of units are located on one level. The other half require stairs.	Work is completed.
Tillicum North	18	0	18	2	11.11 %	completed	3 BR- 2	All non-ADA units are townhouses.	Work is completed
Tillicum South	12	0	12	0	0.00%	none	n/a	All units at this site are townhouses.	No plans at this time.
Townhouse Terrace	32	0	32	1	3.13%	completed	2 BR- 1	All non-ADA units are townhouses.	Work is completed.
Williams Plaza	106	0	106	4	3.77%	completed	1 BR- 5	High rise complex	No plans at this time.
Winchell Court	10	0	10	0	0.00%	none	n/a	Multi-level property, ramping difficult.	No plans at this time.
TOTALS=	2819	589	2049	149	7.27%				

Attachment A-H

Attachment F: Emergency Solution Grant Program Guidelines

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Guidelines for Emergency Solutions Grant (ESG)

Yellow = New or revised

- ✓ **Purpose of ESG (in Multnomah County):**
 Stabilize clients' housing by providing temporary financial assistance and case management to clients who are currently homeless. For Homeless Placement only.
- ✓ **Creator of This Fund:** HUD
- ✓ **Important! Follow the Unified ESG Policies for Multnomah County, Attachment 20:**
 The STRA agencies with ESG designed these policies, and Portland Housing Bureau and HUD have approved them. Those policies guide the amount and length of assistance for all ESG participants in Multnomah County.
- ✓ **Eligible Participants:**
 - Household must be homeless as defined on Exhibit U, Attachment 17 (no eviction prevention assistance is allowed with ESG funds)
 - Household must be:
 - at or below 30% AML, and
 - have no appropriate subsequent housing options and
 - must lack the financial resources and support networks needed to remain in housing without ESG assistance

(HUD doesn't require income verification at intake, but this became necessary due to the local policy requiring clients to pay 30% of income toward rent.) Income must also be verified annually.

(Effective Mar. 2016 – approx. Feb. 2017)			
Family Size	30% Median	Family Size	30% Median
1	\$15,400	5	\$28,440
2	\$17,600	6	\$32,580
3	\$20,180	7	\$36,730
4	\$24,300	8	\$40,890

<https://www.huduser.gov/portal/datasets/il/il18/index.html>

 - Required as of 2014: When screening clients for ESG, you must ask the adults if they have received ESG for rent or utilities in the last 24 months.
 If they say they have, contact the Portland Housing Bureau to see how many months of ESG eligibility they have left. (24 month limit applies to ESG client received either as an individual or as part of a family.)
 Hunter Belgard: (503)823-2381 Hunter.Belgard@portlandoregon.gov
 or Wendy Smith: (503)823-2386 Wendy.Smith@portlandoregon.gov
 - If you assist a client with ESG for a period, and they return to your agency later for additional financial support, you would not be able to assist them if they are still housed. You may assist former ESG clients who are currently homeless.
- ✓ **Eligible Expenses:**

Guidelines for ESG

(Payments must be made to a third party)

- Rental application fees
- Security deposits: Cannot exceed 2 month's rent
- Last month's rent, if landlord requires it to be paid prior to move-in. Last month's rent cannot exceed one month's rent. (Counts against the 24 months of assistance.) On the ESG invoice, code this as "R-Move-in Fee".
- Rent: Up to 24 months in any 3-year period
- Utility deposits
- Utilities: Up to 24 months of utility payments per household, per service, in a 3 year period. In previous years there was a distinction between utility payments and utility allowances. This is no longer the case. If you are billing for utilities, bill the full payment as a utility payment. The tenant must have a utility account in his or her name or proof of responsibility and the payment must be made to a third party. Eligible expenses are gas, electric, water, and sewer.
 - This also includes utility arrears that occur after the client begins ESG. Up to 6 months of utility arrears, per service. Utility debt from a previous unit is not allowed.

Non-leasing expenses: (only the 2 items below)

- Moving costs: Truck rental or hiring a moving company.
(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.)
- Storage: Up to 3 months, no arrears
- **ESG Cannot Pay for the Following:**
 - Damages incurred by the tenant
 - Rent arrears (not allowed at this time)
 - Late fees on rent (including late fees if your agency pays rent to the landlord late)
 - Late fees on utility payments
 - Rental debt to a former landlord

✓ **Which units are not eligible for ESG?**

- ESG cannot be used in a public housing unit
- ESG cannot be provided to someone with a Section 8 voucher
- ESG cannot be used in a unit that has project-based Section 8 funding
(See Attachment 10 for a list of Home Forward properties where you cannot use ESG.)
- **ESG can't pay for rent assistance if client receives another public source of rent assistance (including other STRA assistance, other government programs, etc...) - see eligible Expenses, above.)**

✓ **Eligible Units:**

- **ESG can be used in a tax-credit unit.** (HUD confirmed this in FY2014-15. HUD doesn't consider tax credits as "public rent assistance".)
- If using ESG for rent, unit must be rent reasonable. (see Attachment 5a and 5b)
- If using ESG for rent, the unit rent must be at or below the Fair Market Rent. (see Attachments 11a and 11b)

Guidelines for ESG

(Rent Reasonableness and FMR requirements DO NOT APPLY when a participant receives assistance for only rental application fees, security deposits, initial payment of last month's rent, utility payments/deposits, or moving costs.) 24 CFR 576.108(d)

- Unit must pass a habitability inspection if you will use ESG for **any items** - even if you're not using ESG for rent. This is a HUD requirement. (Unit habitability inspections are also required annually.)
 - Your agency may conduct the Unit Habitability Inspection, using Attachment 8a.
- The unit must pass a lead-based paint visual assessment if the unit was built before 1978 and there's a child under 6 and/or a pregnant female in the household. **This assessment is required even if you're not using ESG for rent = HUD requirement.** (Also required annually.)
 - Your agency may conduct the Visual Lead-Based Paint Assessment, using Attachment 8a.
 - **First, you'll need to complete a 20-minute online training** on HUD's website at: <http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm>. Keep your completion certificate in your files for us to review at audits.
 - Head of Household should sign the visual lead based paint assessment form. A copy should be provided to the household, and one should be placed in the participant's file.
 - If Home Forward is conducting the unit habitability inspection, we will also conduct the visual lead-based paint assessment.
 - **If the initial visual assessment identifies any size of deteriorated lead-based paint, it must be repaired, and you must conduct a follow-up visual assessment.** If the area of deteriorated paint is larger than the de minimis levels, the owner must hire a Lead-Safe EPA Certified Company to do a lead-based paint abatement – and meet the clearance and notice requirements outlined in CFR Title 24 Part 35 Subpart M.
- **Important! ESG payments may begin the day after the unit habitability inspection passes (and/or the Lead-Based Paint Visual Assessment passes, if unit built before 1978 and child under 6 or pregnant female in household).** ESG cannot pay for any days before that, not even if you call them "arrearages".

✓ Housing stability case management

- Household must meet with a case manager in person at least once per month. (HUD requirement at 24 CFR 576.401(e)) As of 7/27/16, HUD will allow these monthly progress "meetings" to be over the phone or in person.
- Develop a plan to help participant retain housing after assistance ends. Help participants to access Federal, State, Local and private programs available. (see ESG Needs Assessment, Attachment 12)
- The housing stability case plan should be updated as participants access services for identified needs and as they meet plan goals moving them toward maintaining housing stability. This can be through case notes, notes on the ESG Needs Assessment, updated case plans, etc.
- Victim Services Providers only: DV pool agency participants are exempt from the monthly case management meeting requirement if VAWA or the Family Violence Prevention and Services Act prohibit you from making housing conditional on the participant's acceptance of services.

Guidelines for ESG

✓ Verification Requirements:

- Verify homeless status for **the household**. Verify income for **all** household members.
- Verify income the household received over the last 30 days **prior to assistance**.
- In the past, if a household moved from one STRA fund to another, we only required income verification once per year, not once per fund. **Starting in July 2015, if a household has been in STRA at least 6 months before entering ESG (or HAP-AFF, HF-STRA or MIF Alder) you must obtain new income verification before starting this new assistance.**
- ESG prefers 3rd-party verification for income **and** proof of homelessness:

Verification of Income and Proof of Homelessness - Order of Preference:

Type of Documentation	Income	Housing
1. 3rd-party written documentation	check stubs, TANF memo, etc...	<ol style="list-style-type: none"> Service Point page showing shelter or transitional housing they are in or Letter (on shelter/ outreach agency letterhead) signed and dated by shelter, homeless outreach worker, or DV service provider or Written referral from local law enforcement, emergency medical services, or other service provider or If leaving an institution: need discharge paperwork from institution they're exiting, showing they stayed there 90 days or less + Service Point or other document showing they were homeless prior to that If fleeing DV, see Attachment 17 for description of how to document housing status.
If written 3rd party verification is not available, please document the steps you took to obtain the documents (copies of e-mails you sent, logs of phone calls you made, brief description of why you couldn't get 3rd-party verification...)		
2. 3rd-party verbal verification	Attachment 21a (speak with employer, etc...)	Attachment 3a (speak with shelter, homeless outreach worker, etc...)
Victim Service Providers are not required to collect 3rd-party documentation of housing status if it jeopardizes the safety of the client or is impossible to obtain due to the client fleeing.		
If neither written nor verbal 3rd party verification is available, please document the steps you took to obtain 3rd-party (copies of e-mails you sent, logs of phone calls you made, brief description of why you couldn't get 3rd-party verification...)		
3. Case manager's observation (for homeless status only - not for income)	N/A	Attachment 3b Ex. 1: You see a person living outside or in a car. Ex. 2: If you don't see where they're living, but you believe in your professional judgement that they are homeless.
Last resort - should be very rare:		
4. Household's self-certification	Attachment 21b	Attachment 3c

Guidelines for ESG

Steps to Take When Client is Eligible:

1. Arrange for your agency to make payment to the Landlord
2. Billing: Monthly, agency must bill Home Forward using the STRA bill, 'Attachment G – STRA Request for Payment'
3. Enter household into Service Point.
4. Ensure all of the following required documents are in the file prior to issuing any type of payment:

Documentation	Instructions
Proof of Initial Consultation	Agency intake and assessment forms. Determine amount and types of assistance household needs to regain stability in permanent housing.
Release of Information	Attachment 4 or other release that includes Home Forward, Portland Housing Bureau, Multnomah County, the State of Oregon, and HUD. All adults must sign the ROI.
Grievance procedure (As of 7/2015, signed client confidentiality statement no longer required.)	All adults in household must sign Grievance Procedure.
Documentation of household's homelessness	Try to get 3rd-party written verification. If not available, document your attempts to get it. The next best docs, in order of preference, are: Attachment 3a Attachment 3b Attachment 3c (all adults must sign 3c, if you use it)
Income documentation for household	Required from household's start in ESG. Document income for the household = all household members. If household has been in other STRA programs for less than 6 months before entering ESG, you can use their original income verification. If household is either new to STRA or has been in STRA 6 months or more, collect 30 days of income verification dated within 60 days before beginning ESG assistance. Try to get 3rd-party written income verification. If not available, document your attempts to get it. The next best docs are: Attachment 21a Attachment 21b (all adults must sign 21b, if you use it)

Guidelines for ESG

Determination of ineligibility	If you planned to use ESG for this household, then found that the client was not eligible, please complete Attachment 16 for the client's file.
ESG Needs Assessment	Attachment 12
Housing stability case plan and updates	Plan showing client's goals, plus regular updates on their progress. Proof that you are meeting with client in person at least once every 30 days to work toward goals. (Case notes, updated Attachment 12, etc...) You do not have to have this plan upon enrollment into ESG as long as you are working on developing one which will be complete within a month of ESG enrollment.
Writter: Rental Agreement / Lease	Signed by tenant and LL and active during the time of assistance. Must be signed by all adults.
ESG Rent Assistance Agreement between property owner, Agency, and Participant	Attachment 13-if you issue more than one contract, make sure to include all contracts in the participant file
Documentation that unit is rent reasonable	Attachment 5b - signed by the case manager. If rent is above the rent reasonable limit, you may contact us to complete a rent comparable test. (See Attachment 6a for directions.)
Documentation that rent plus utilities does not exceed Fair Market Rent	Attachment 11a and 11b
Lead-based paint statement of disclosure	Attachment 6, or other appropriate form
Lead-based paint statement of receipt	Attachment 7, or other appropriate form
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	Attachment 8c
Proof unit meets habitability standards	Attachment 8a
Client assistance information	Copies of checks or check requests, bills, cancelled checks, etc. The paperwork must document the dates of services and assistance provided to the household.
If paying for utilities - Proof of utility payment responsibility	Copies of bills you paid, showing member of household has an account in his or her name with the utility company or proof of responsibility to make utility payments.
If paying for moving costs or a storage unit:	Bills from moving company or van rental

Guidelines for ESG

If paying for Storage unit	Bills for storage unit. (Cannot pay arrears, so bills should start after you enrolled client in ESG.)
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5. Changes in Household's Income, Rent Amount, or if client wants to move

Status Change	Client File Documentation Required	Action
Landlord notifies client/ agency of an increase in rent	Rent Reasonableness determination required and Fair Market Rent check required	Attachment 5b - must be signed by the case manager Attachment 11a and 11b
Client wants to move		Attachment 5b Attachment 6 Attachment 8a Attachment 8c (if unit built before 1978 and child or pregnant female is in household) Attachment 11a Attachment 11b Attachment 13 Copy of lease
Household's income decreases (or household member with income moves in or out)		New income verification required (see preferred order of verification) Attachment 13, new Rental Assistance Agreement (see below)
Household's income increases and is expected to last 90 days or more		New income verification required (see preferred order of verification) Attachment 13, new Rental Assistance Agreement (see below)

As of 7/2015, the "ESG Unified Policy for Multnomah County" states:

*Participants are required to report the following changes within 10 days of when they occur:

- change in household composition;
- Income increase of 20% or more expected to last 90 days or more from the time that the Provider received the information;
- Participants may choose to report decreases in income, but it's not required.

Provider must re-evaluate length and amount of assistance when the above interim changes are reported."

HUD's regulations at 24 CFR 576.401(b)(2) state that because our local ESG agencies decided to have clients report changes in income before the annual re-exam, then you must recalculate rent when clients report these

Guidelines for ESG

changes. A change in household composition only requires you to recalculate rent if the person moving in or out has income.

Therefore, a new Rental Assistance Agreement, Attachment 13, is required when the household reports changes in income (including a person with income moving in or out).

6. Items to update annually:

- Households must be recertified annually. At annual recertification, participants must be at or below 30% AMI, have no appropriate subsequent housing options and must lack the financial resources and support networks needed to remain in housing without ESG assistance.
- Please complete annual recertification late in the 10th month of assistance. If you determine that the household is not eligible for assistance, provide the landlord with 30 days' notice of termination of subsidy.
- At annual recertification, your agency does not need to submit any documents to Home Forward for approval.**

Documents Needed at Annual Recertification
Income Verification: Try to get 3rd-party written verification. If not available, document your attempts to get it. The next best docs are: Attachment 21a Attachment 21b (all adults must sign 21b, if you use it)
Attachment 21c, For Annual Recert - Options Resources & Networks Form
Attachment 8a, Unit Habitability Inspection
Attachment 8c, Visual Lead-Based Paint Assessment (if the unit was built before 1978 and there's a child under age 6 and/or a pregnant female in the household)
Lease must be in effect throughout assistance
If landlord wants to increase the rent, you should complete: Attachment 5b, Rent Reasonableness Test Attachment 11a and Attachment 11b (FMR and utility allowance tests) to make sure they all pass.
Keep updating Attachment 12, ESG Needs Assessment, on regular basis

7. Terminations:

- Agencies may terminate the assistance of a program participant/household who
 - Violates provider agreements or provider program rules
 - Fails to properly report income changes
 - Begins receiving a permanent housing subsidy
 - No longer qualify for ESG when you conduct the annual recertification or when the client reports changes to you (= household income exceeds contract rent amount or household now has other resources/support networks to remain housed without ESG).

Guidelines for ESG

- 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:
 - o Written notice to the program participant containing a clear statement of the reasons for termination;
 - o 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
 - o Prompt written notice of the final decision to the program participant.
- If your agency terminates a client, staff should include paper documentation in the file that the steps above were followed.

8. When to Begin Spending Funds for a Client:

In FY2015-18, agencies may begin spending ESG funds when they determine that a client is eligible and all the required documents are complete. Based on prior ESG performance, Home Forward will notify an agency if they need to send us applications for pre-approval.

9. Monitoring:

Will be monitored regularly based on your agency's score on Home Forward's Risk Assessment tool.

List of Attachments:

Attachment 1, ESG Enrollment Guidelines
 Attachment 2a, Third-Party Verbal Housing Verification
 Attachment 3b, Case Manager's Observation of Homeless Status
 Attachment 3c, Self-Declaration of Housing Status
 Attachment 3d, For Imminent Risk of Homelessness or DV – Options, Resources, Networks
 Attachment 4, ESG Release of Information
 Attachment 5a, Instructions for Rent Reasonable Test & Rent Comparables
 Attachment 5b, Rent Reasonable Worksheets
 Attachment 6, Lead-Based Paint Disclosure
 Attachment 7, Lead-Based Paint Statement of Receipt
 Attachment 8a, Unit Habitability Inspection
 (~~Attachment 8b, Request for Home Forward to do Inspection-deleted~~)
 Attachment 8c, Visual Lead-based Paint Assessment
 Attachment 10, Home Forward Properties List
 Attachment 11a, Determining Fair Market Rent
 Attachment 11b, Utility Allowance Worksheet
 Attachment 12, ESG Needs Assessment
 Attachment 13, Rental Assistance Agreement
 Attachment 14, Checklist If Sending Application to Home Forward
 (~~Attachment 16, ESG Final Certification Form- Home Forward-Completed Inspections-deleted~~)
 Attachment 16, Determination of ESG Ineligibility
 Attachment 17, Housing Status Definitions and Documentation
 Attachment 18, ESG File Documentation Checklist ~~deleted~~
~~Attachment 19, ESG Applicant Income Form deleted~~
 Attachment 20, ESG Unified Policies
 Attachment 21a, Third-Party Verbal Income Verification
 Attachment 21b, Self-Declaration of Income



Exhibit U, ESG, Attachment 1

Guidelines for ESG

Attachment 21c, For Annual Report – Options, Resources and Networks
Attachment 22, ESG Countable Income Clarification

Emergency Solutions Grant (ESG)

Exhibit U, ESG, Attachment 3a

THIRD-PARTY VERBAL VERIFICATION OF HOUSEHOLD'S HOMELESSNESS*This form is used when case manager has tried to obtain 3rd-party written verification, and it is not available.*

ESG Applicant Name: _____

Steps Case Manager took to obtain 3rd-party written verification (dates of your attempts, people you contacted...): Attach any e-mails or phone logs to support this:

Verbal Third-Party Verification of Household's Homeless Status:

- Name of Person you spoke to: _____

- ☐ employee of shelter or transitional housing where client(s) is(are) staying
- ☐ homeless outreach worker
- ☐ agency providing motel assistance
- ☐ law enforcement/emergency medical staff who referred the client(s) to you
- ☐ employee of institution where client has resided for 90 days or less (also try to get written 3rd-party documentation that client was homeless before entering institution)
- ☐ DV Service Agency who assisted this client(s)

- Organization They Work for: _____

- Phone Number of Person: _____

- Notes from Your Conversation:

I certify that the information above is true, accurate and complete.

Case Manager's Signature: _____

Date: _____

Emergency Solutions Grant (ESG)**CASE MANAGER'S OBSERVATION OF HOUSEHOLD'S HOMELESS STATUS**

This form is used when case manager has tried to obtain 3rd-party written and verbal verification, and neither one is available.

ESG Applicant Name: _____

Steps Case Manager took to obtain 3rd-party written and verbal verification (dates of your attempts, people you contacted, etc...) Attach any e-mails or phone logs to support this:

Case Manager's Observation of Household's Homeless Status:

- ☐ I saw the client(s) living outside, in a car or other place not meant for human habitation
- ☐ I did not see where client(s) is(are) staying. However, in my professional opinion, I believe this client(s) is(are) homeless based upon the details of this case and my prior experience with similar circumstances.

Please describe why you reached this conclusion:

I certify that the information above is true, accurate and complete.

Case Manager's Signature: _____

Date: _____

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Exhibit U, ESG, Attachment 3c

HOUSEHOLD'S SELF-DECLARATION OF HOUSING STATUS*This form is used when case manager has tried to get all other forms of verification, and none are available.*

Head of household's name: _____

For Case Manager:Steps Case Manager took to obtain all other forms of verification (3rd party written, 3rd party verbal, and case worker's observation)(Dates of your attempts, people you contacted, etc...) **Attach any e-mails or phone logs to support this:**

Please check only one:

- ☐ I/My household am/is currently homeless and living on the street (i.e. a car, park, abandoned building, bus station, airport, or camp ground).
- ☐ I/My household am/is the victim(s) of domestic violence and I am/we are fleeing from abuse. We have no other residence, and we lack the resources or support networks to obtain other permanent housing.
- ☐ I/My household am/is living in a shelter designated to provide temporary living arrangements (including congregate shelter, transitional housing, and/or hotels paid for by non-profits, federal, state, or local government resources).
- ☐ I am exiting an institution where I have resided for less than 90 days. I lived in an emergency shelter or was living on the street (car, park, abandoned building, bus station, airport, or camp ground) immediately before entering the institution.

I certify that the information above is true, accurate and complete.

Adult's Signature: _____ Date: _____

Adult's Signature: _____ Date: _____

Adult's Signature: _____ Date: _____

Adult's Signature: _____ Date: _____

All adults in the household must sign.

DV - Household's Housing Options, Financial Resources and Support Networks

At intake, for households in the "Fleeing/Attempting to Flee DV" categories, please use this form along with a separate verification of homeless status.

Applicant Name: _____ Date: _____

Subsequent Housing

Has the client(s) found any housing that they can live in without the need for ESG assistance?

☐ Yes ☐ No

Please write your assessment of the housing options for this household without ESG assistance:

Financial Resources and Support Networks

With the participant, please assess all financial resources and support networks that might be available to the household.

- Are there any financial resources or support networks available to this household that can be used to help them remain in their current housing or obtain appropriate subsequent housing?
☐ Yes ☐ No

- Does anyone in the household have a checking or savings account? ☐ Yes ☐ No

If yes, please note account balances below:

Checking \$ _____ Savings \$ _____

Please write your assessment of financial resources and support networks for this household:

Adult Client's Signature _____

Date _____

Adult Client's Signature _____

Date _____

Case Manager's Signature _____

Date _____

(Please attach a separate verification of homeless status as well.)

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Authorization for Release of Information

Participant Name: _____

Other Family Members: _____

I authorize the following individuals or agencies to share and exchange information about my family and my circumstances. The information received will be used to determine and verify my eligibility for housing assistance and to plan for and coordinate services for me and my family.

- Home Forward
- Portland Housing Bureau
- Department of Housing and Urban Development
- Employers (past and present)
- Landlords
- Utility Companies
- State and County Agencies: Welfare, Senior/Disabled Services, etc.
- Social Service Agencies
- Providers of: alimony, child/attendant care, child support, disability care, medical care, pensions, or annuities
- Social Security Administration/Dept. of Veteran's Affairs
- **Name of Our Agency:** _____

This permission is good for 18 months. I can cancel this authorization at any time, but I understand that the cancellation will not affect any information that was released prior to the cancellation. I understand that information about my case is confidential and protected by State and Federal law. I approve the release of this information. I understand what this agreement means. I am signing on my own and have not been pressured to do so.

WARNING: Title 18, Section 1001 of the United States Code, states that a person who knowingly and willingly makes false or fraudulent statements to any department or agency of the United States is guilty of a felony.

Adult Participant Signature

Date

Adult Participant Signature

Date

Adult Participant Signature

Date

All adults must sign.

Instructions for Rent Reasonable Test (and Rent Comparables)

1. Open the "Rent Reasonable Worksheet", Attachment 5b.
2. **Important! Click on the "Instructions" tab at bottom of screen.**
3. In the middle of the "Instructions" page, there are 2 orange boxes.
 - In the orange zip code box, click the drop-down arrow. Select the unit's zip code.
 - In the orange "Housing Type" box, click the drop-down arrow. Select Apartment or House/Duplex.
 - For mobile homes:
 - If the client has mobile home space rent only, the maximum is \$369.
 - If the client rents the entire mobile home, use "House/duplex" on the Rent Reasonable Worksheet.
 - If the client **rents a room** inside a unit, go to the website www.portlandmaps.com. Type in the unit address.
 - If portlandmaps.com says it's a Multi-family property, call it an "SRO" for the rent reasonableness test. On Attachment 5b, click the "SRO" tab at the bottom of the screen. Fill out the "SRO" page. Only select an amenity if it is in the client's room.
 - If portlandmaps.com says it's a Single-family residential property, treat it as "Shared housing" for the rent reasonableness test.
 - For "shared housing", choose the tab with the total number of bedrooms in the house.
 - Identify all the amenities in the house by clicking "Y" or "N" (yes or no) in column B.
 - See the "Total Reasonable Rent" that appears near bottom of page.
 - **Important! Divide the "Total Reasonable Rent" for the entire house by the number of bedrooms.** This is the rent reasonable amount for the client's room.

Example: Client wants to rent a room in 4 bedroom house. Using the 4BR rent reasonable worksheet, you see that the rent reasonable amount for the entire house is \$1200. Divide that total by 4 bedrooms. So, the rent reasonable amount for the client's room would be \$300.
4. At the bottom of the screen, click the tab with the number of bedrooms the unit has.
5. On this "# of bedrooms" page, there are also 2 orange boxes. **Make sure they show the zip code and housing type that you selected on the Instructions page.** If they don't, go back to the Instructions page and please try again. (If the zip code and structure type are wrong, the rent reasonableness numbers will be wrong.)
6. Mark "Y" or "N" (yes or no) on the rows in column B as applicable to the unit.
7. Look for the **"Plus 2% Market Variance"** amount at the bottom of the page. If the rent for your client's proposed unit is at or below this amount, it passes!
8. If the rent for your client's proposed unit is above this amount, double check to make sure that all features of the unit have received credit. For example, a unit can receive a 5% credit towards being rent reasonable if it is new construction (built within the last 2 years), energy efficient (LEED certified) or a historical home that's been renovated.

9. Once the unit passes, print the rent reasonable worksheet and place it in the client's file. The case manager should sign and date it.
10. If Home Forward staff is doing the inspection, please complete the rent reasonableness worksheet, e-mail it to RentAsst@homeforward.org, and ask us to schedule the inspection. When our inspectors visit the unit they will verify the rent reasonableness sheet is correct.
11. As of 7/2016, if the rent does not pass the rent reasonableness test and you believe it is reasonable for that area, you may ask Home Forward to conduct a rent comparables check for you. (Directions below) We will try to find 3 similar units nearby, with rents at or above the requested rent. We'll notify you of the results very quickly.

If we are unable to find comparable rents, you may search for 3 comparable units and send them to Home Forward for approval.

How to ask us to conduct a Rent Comparable test:

- If the client's unit is not a tax credit unit, please complete this sheet (describing the unit the client wants) and e-mail it to RentAsst@homeforward.org.

Not Tax Credit Units:

Please Describe the Unit the Client Wants: (complete this form)

Landlord Name:		Landlord Phone #:	
Unit Address:		City:	
Rent:		Zip:	
# of bedrooms:		# of bathrooms:	
Year built:		Unit sq. ft.:	
		Today's Date:	
Unit Type (circle one)			
House	Duplex	Manufactured Home	
Row House/Townhouse (side-by-side attached units with 2 or more stories of living space. Must be 3 units or more.)	High Rise (3 or more units in a complex with 5 or more stories)	Low-Rise (3 or more units in a complex with 4 or less stories)	
Unit Amenities (circle all that apply)			
More than 1 bathroom	Washer/Dryer in the unit	Private Fenced Yard	Garage/Covered Parking
Central A/C	Pool/Hot Tub/Playground/Gym	On-Site Manager/Maintenance	All Utilities Included in Rent
Sewer/Water included in rent	Gated Community/Secure Building	Fully accessible wheelchair unit	Above Standard Unit (new construction, LEED Certified or historical home renovated)

If the client has chosen a tax credit unit:

- o For the apartment complex that your client wants to live in: Does this apartment complex have other tax credit units identical to your client's unit, with the same number of bedrooms as your client's, that are not occupied by Section 8 tenant-based voucher families?

☐ No Please e-mail RentAsst@homeforward.org. We'll see if the unit is within our Payment Standard limits.

☐ Yes Please complete the table below. List the contract rent of the identical units of the same size in the apartment complex your client wants to live in:

Unit address and Apartment Number (in same complex as unit your client wants)	# of Bedrooms	Occupied by a Section 8 Tenant-based family?	Current Rent Amount
1.			
2.			
3.			

Option 1: If your client's unit costs the same or less than the other comparable tax credit units (without Section 8 clients) in this apartment complex, then we will consider the client's unit rent reasonable even though it exceeds the limits on the Rent Reasonableness Worksheet. Please fill in the chart above and keep it in the client's file.

If Option 1 doesn't work, you can try Option 2:

Option 2: E-mail RentAsst@homeforward.org. We'll check our Payment Standards. If your client's unit is within our Payment Standard limits, we will consider the client's unit rent reasonable even if it exceeds the limits on the Rent Reasonableness Worksheet.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Paint Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling.

Tenants must also receive a federally approved pamphlet on lead poisoning prevention. If a landlord fails to offer this information, the US Environmental Protection Agency (EPA) can conduct an inspection and possibly issue fines. Landlords needing more information about the lead program may call (800) 424-4372.

Please select the current status of your rental unit as follows:

☐ **The rental unit was built after 1978.** Please check this box only if your unit was built after 1978, and both you and your tenant sign and date below.

Landlord Initials: _____ Date: _____ and Tenants Initials: _____ Date: _____

☐ **Landlord has no knowledge of the presence of lead-based paint or lead-based paint hazards in the rental unit.** Please check this box, and you and your tenant initial and date.

Landlord Initials: _____ Date: _____ and Tenants Initials: _____ Date: _____

☐ **Lead-based paint exists in the unit:** Please check this box, answer questions and you and your tenant initial and date.

Are there lead-based paint hazards present? Yes ☐ or No ☐

If yes, explain: _____

☐ **Has unit ever been tested for Lead Paint Hazards?** Yes ☐ or No ☐

If yes, when? _____

Are there any available records and/or reports pertaining to lead-based paint or paint hazards in the unit? Yes ☐ or No ☐

If yes, list documents: _____

Has the tenant been provided with copies of these documents? Yes ☐ or No ☐

Landlord Initials: _____ Date: _____ and Tenants Initials: _____ Date: _____

By your signatures below, the landlord and the tenant are certifying that, to the best of their knowledge, the information provided is true and complete.

Landlord Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

**Emergency Solutions Grant (ESG) Program
Lead-based paint Statement of Receipt**

I have received a copy of the brochure entitled: *Protect Your Family from Lead in Your Home*.

Participant: - Print Full Name

Date

Participant Signature

Address

(The *Protect Your Family from Lead in Your Home* pamphlet is available online at
http://portal.hud.gov/portal/HUID?src=/program_offices/healthy_homes/enforcement/disclosure
in several languages)

Emergency Solutions Grant (ESG) HABITABILITY STANDARDS CHECKLIST

Emergency Solutions Grant (ESG) requires on-site habitability inspections whenever a household is moving into a new unit. Use this checklist to conduct the on-site habitability inspection. The unit must meet all listed standards to be eligible for assistance. The agency staff conducting the inspection and the head of household should sign the inspection checklist. A copy of the inspection checklist should be kept in the participant file.

State and Local requirements: Each recipient of assistance under this part must provide housing or services that are in compliance with all applicable State and local housing codes, licensing requirements, and any other requirements in the jurisdiction in which the project is located regarding the condition of the structure and the operation of the housing or service.

Item	Meets Standard? (Yes/No)		DESCRIPTION
1.	Yes	No	STRUCTURE AND MATERIALS: The structures must be structurally sound so as not to pose any threat to the health and safety of the occupants and so as to protect the residents from the elements.
2.	Yes	No	ACCESS: The housing must be accessible and capable of being utilized without unauthorized use of other private properties. Structures must provide alternate means of egress in case of fire.
3.	Yes	No	SPACE AND SECURITY: Each resident must be afforded adequate space and security for themselves and their belongings. Each resident must be provided an acceptable place to sleep.
4.	Yes	No	INTERIOR AIR QUALITY: Every room or space must be provided with natural or mechanical ventilation. Structures must be free of pollutants in the air at levels that threaten the health of residents.
5.	Yes	No	WATER SUPPLY: The water supply must be free from contamination.
6.	Yes	No	SANITARY FACILITIES: Residents must have access to sufficient sanitary facilities that are in proper operating condition, may be used in privacy, and are adequate for personal cleanliness and the disposal of human waste.
7.	Yes	No	THERMAL ENVIRONMENT: The housing must have adequate heating and/or cooling facilities in proper operating condition.
8.	Yes	No	ILLUMINATION AND ELECTRICITY: The housing must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of residents. Sufficient electrical sources must be provided to permit use of essential electrical appliances while assuring safety from fire.
9.	Yes	No	FOOD PREPARATION AND REFUSE DISPOSAL: All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in sanitary manner.
10.	Yes	No	SANITARY CONDITION: The housing and any equipment must be maintained in sanitary condition.
11.	Yes	No	FIRE SAFETY: <ol style="list-style-type: none"> Each unit must include at least one battery operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing impaired persons, smoke detectors must have an alarm system designed for hearing impaired persons in each bedroom occupied by a hearing impaired person. There must be a second means of exiting the building in the event of fire or other emergency. (NEW) The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, community rooms, day care centers, hallways, stairwells, and other common areas.

Unit Address: _____

Inspected by*	Participant Signature	Date

* by signing I certify that I am not a HUD certified inspector and I have inspected the property located at the address above to the best of my ability. I find that it does or does not meet the above standards as indicated.

Emergency Solutions Grant (ESG)

Visual Lead Based Paint Assessment

Lead Warning Statement: Housing built prior to 1978 may contain lead-based paint. Lead from paint, paint chips and dust poses health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.

For any unit constructed before 1978 in which a child under the age of 6 and/or a pregnant female will be residing, HUD requires a Lead Based Paint Visual Assessment prior to assistance and at least annually thereafter. A visual assessment must be conducted for the assisted dwelling unit, any common areas servicing the assisted unit, and exterior painted surfaces associated with the dwelling unit or common areas.

Visual assessments are required to determine if there is any deteriorated paint. Deteriorated paint is defined as "Any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate."

See HUD's training for details: <http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm>.

All households should receive the EPA *Protect Your Family from Lead in Your Home* brochure.

In units built before 1978 where a child under 6 or pregnant female will live: **if deteriorated paint in any amount is identified through the visual assessment it must be repaired prior to providing assistance for the unit. See the chart below.**

Unit Address: _____

Visual Lead-Based Paint Assessment			
1.	YES	NO	Will a child under six or pregnant female be residing in this unit?
2.	YES	NO	Was this unit constructed before 1978?
3.	YES	NO	If answer to #1 and #2 is yes, did visual assessment identify deteriorated paint? (If answer to #3 is "No", skip to signatures at bottom)
4.	If answer to #3 is yes, if chipped or deteriorated paint is found in small amounts under de minimus levels , landlord must follow the "Repair, Renovate and Paint" steps on www2.epa.gov/sites/production/files/documents/steps.pdf . When repairs are done, you are required to conduct a new Visual Lead-based Paint Assessment.		
After repairs: Date Unit passed your 2nd Visual Lead-Based Paint Assessment			
5.	If deterioration is found in larger amounts exceeding de minimis levels , landlord must hire a "Lead-Safe EPA Certified Company" to do a lead-based paint abatement. http://cfpub.epa.gov/flpp/searchrrc_firm.htm After abatement, an EPA-certified company must conduct a clearance test including an analysis of dust-load samples.		
Date Unit passed clearance test by an EPA-certified company.			

Visual Assessment by

Participant Signature

Date

1. Home Forward's 100% Public Housing or Section 8 Properties

ESG cannot pay for rent here.

Every unit in these properties has rent calculated as a % of the client's income.

Beck St Apartments	Interstate Crossing
Alderwood	Lexington Court
Bel Park	Madonna Place Apartments
Bed Clark Commons	Maple Mallory
Camelia Court	Medallion Apartments
Carlton Court	Northwest Tower
Cello Court	Rosehill Villa
Chateau Apartments	Plaza Townhomes
Cora Park	Powellhurst Woods
Danke Manor	Rosebush Plaza
Dekum Court	Ruth Haefner Plaza
Deman Downs	Schrank Tower
Eastwood Court	Sellwood Center
Eliot Square	Slavic Court
Elm Acres	Stark Manor
Floristan	Tamarack Apartments
Gallagher Plaza	Millium North
Grace Peck Terrace	Millium South
Harold Lee Village	Townhouse Terrace
Holgate House	Unthank Plaza
Hollywood East	Williams Plaza
Horton's Run	Winchell Court

In addition to the places on this list, ESG can't be used for rent in any other unit that has another public source of rent assistance. This is a HUD requirement. Always check the lease or ask the landlord if the client receives another public source of rent assistance.

2. Home Forward properties where some units are public housing or project-based Section 8, some units are other kinds of rent assistance, and some units are market rate:

You can use ESG here for rent **only if the client's rent is set in stone and doesn't change when the client's income change = "fixed rents"**. (In these buildings, the units with fixed rents are tax credit only, so ESG is okay in those units.)

Ashcreek Commons	Martha Washington
Fairview Oaks	Multnomah Manor
Ferwick Apartments	New Columbia
Fountain Place	Rockwood Station
Gradstone Square	Stephens Creek Crossing
Gretchen Kafoury Commons	The Jeffrey
Hamilton West	The Morrison
Humboldt Gardens	Willow Tree Apartments

Therefore, just because a property is owned or operated by Home Forward doesn't mean that ESG is off-limits for rent there.

Instead, focus on the client and the unit, not the property.

Determining Fair Market Rent

Fair Market Rent = rent plus a utility allowance to estimate the cost of utilities the client pays

HUD's Fair Market Rents effective 2/3/2016 - until unknown future date

Unit Size	SRO	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	6 bedroom
Maximum (rent plus UA)	\$665	\$886	\$1,021	\$1,208	\$1,757	\$2,109	\$2,425	\$2,742

https://www.huduser.gov/portal/datasets/fmr/fmr2016/FY2016_FMR_Portland_redacted.pdf

To determine the Utility Allowance (UA), please answer the questions below:

What is the rent amount?

What is the unit size?

What year was the unit built?

What type of unit is it:

- ☐ House (single family) ☐ Duplex (2 units) ☐ Manufactured Home
☐ High-Rise (3 or more apt units in a complex of five or more stories)
☐ Low-Rise (3+ units in a complex of 4 or less stories)
☐ Row house (side by side attached units with 2 or more stories of living space / 3 or more units or individually located)

Has the unit been weatherized? If so, what year?

Check which parts of the unit were weatherized:

- ☐ Windows ☐ Ceiling ☐ Floor ☐ Walls

Indicate if landlord or tenant is responsible for paying the following utilities separate from rent							
Utilities	Landlord	Tenant Pays Utility Company	Tenant Pays Monthly Fee to Landlord (Pass-Through Fee)	Electric	Gas	Oil	Bottled Gas
Space Heating							
Cooking							
Water Heating							
Lights / Other Electric							
Water							
Sewer							
Garbage Collection							
Refrigerator Provided By							
Range Provided By							

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Use the Schedule of Utility Allowances worksheet, Attachment 11b, to estimate cost of utilities the client pays.

On Attachment 11b, choose the column with the appropriate unit size. Circle the amounts on each row that apply to your unit.

A few notes:

- **Ignore the rows that define Clackamas County unit amounts!!**
- Existing S/F (Single Family) Detached (house) would be a unit constructed in or before 1980 that has not been weatherized.
- New S/F Detached (house) is a unit built after 1980 OR units built in or before 1980 that has been weatherized (3 of the 4 options on other side).
- Multiplexes include everything but detached houses.
- Existing Multiplex is a complex of some configuration constructed in or before 1980 that has not been weatherized.
- New Multiplex is a complex of some configuration constructed after 1980 OR units built in or before 1980 that have been weatherized (3 of the 4 options on other side).
- If a tenant owns the refrigerator or stove, be sure to circle the applicable amount in the bottom two rows Utility Allowance worksheet.
- Single family sewer rate for Portland also applies to duplexes.

Now, Use the boxes on the bottom right hand corner of the utility allowance worksheet to determine if your unit meets Fair Market Rent (FMR - UA = Max rent). Choose the Fair Market Rent from the table on the other side of this page that matches your unit size. Enter the amount in the table below next to "FMR". Add up your circled amounts from the utility allowance worksheet and enter the total in the table below in the row labeled, "-UA". Subtract the utility allowance from the Fair Market Rent. The resulting number is the maximum rent amount the landlord can ask for in order to not exceed the Fair Market Rent standards.

Max rent should be less than the FMR.

FMR	\$
-UA	\$
= Max	\$

Example

FMR	\$1,208
-UA	\$100
Max	\$1,108

In this example, the FMR for a two bedroom unit is \$1,208. When I added up all my circled amounts on the utility allowance worksheet I came up with \$100. That means the landlord cannot be charging more than \$1,108 for the unit. If he were charging \$1,109, this unit would not meet Fair Market Rent.

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Note: If the client rents a room inside a unit, go to the website www.portlandmaps.com. Type in the unit address.

- If portlandmaps.com says it's a Multi-family property, call it an "SRO" on the Fair Market Rent (FMR) table above.
- If portlandmaps.com says it's a Single-family residential property, treat it as "Shared housing" for determining Fair Market Rent (FMR).
 - For "shared housing", look at the FMR table above and choose the total number of bedrooms in the house.
 - **Important!** Then you must divide that FMR by the number of bedrooms. This is the FMR amount for the client's room.

Example: Client wants to rent a room in 4 bedroom house. The 4 -bedroom FMR is \$2,109. Divide that by 4 bedrooms ($\$2,109 / 4 = \527). So, the FMR limit for the client's room would be \$527. If his rent exceeds \$527, it does not meet FMR.

Attachment A-1									
SCHEDULE OF UTILITY ALLOWANCES									
SECTION 8 PROPERTIES									
Effective July 1, 2016 (including Clackamas County) except Annuals effective August 1, 2016)									
	1 RD	1 RD	2 RD	3 RD	4 RD	6 RD	1 RD	7 RD	
ELECTRIC									
ELECTRIC MONTHLY SERVICE CHARGE	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
ELECTRIC METER	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12
FAN	\$2	\$2	\$4	\$4	\$5	\$6	\$7	\$8	\$5
GAS									
COOKING	\$5	\$7	\$9	\$11	\$14	\$16	\$18	\$20	\$20
HOT WATER	\$22	\$21	\$20	\$18	\$16	\$14	\$12	\$10	\$10
SPACE HEAT (EXIST. SINGLE DETACHED)	\$59	\$59	\$74	\$89	\$105	\$118	\$135	\$154	\$154
SPACE HEAT (NEW/SF DETACHED)	\$29	\$29	\$41	\$44	\$51	\$58	\$67	\$75	\$75
SPACE HEAT (EXIST. MULTIFLEX)	\$33	\$34	\$56	\$69	\$80	\$92	\$104	\$116	\$116
SPACE HEAT (NEW MULTIFLEX)	\$18	\$24	\$26	\$39	\$42	\$48	\$55	\$61	\$61
GAS MONTHLY SERVICE CHARGE	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
COOKING	\$5	\$5	\$6	\$7	\$8	\$11	\$12	\$14	\$14
HOT WATER	\$24	\$17	\$18	\$20	\$25	\$29	\$32	\$36	\$36
SPACE HEAT (EXIST. SF DETACHED)	\$31	\$31	\$38	\$46	\$55	\$61	\$70	\$80	\$80
SPACE HEAT (NEW/SF DETACHED)	\$13	\$17	\$20	\$28	\$33	\$39	\$45	\$53	\$53
SPACE HEAT (EXIST. MULTIFLEX)	\$12	\$24	\$28	\$36	\$42	\$48	\$54	\$63	\$63
SPACE HEAT (NEW MULTIFLEX)	\$5	\$11	\$13	\$16	\$19	\$22	\$24	\$27	\$27
WATER									
HOT WATER	\$16	\$22	\$29	\$36	\$45	\$51	\$58	\$65	\$65
SPACE HEAT (EXIST. SF DETACHED)	\$20	\$20	\$25	\$30	\$37	\$43	\$50	\$57	\$57
SPACE HEAT (NEW/SF DETACHED)	\$8	\$8	\$10	\$14	\$17	\$20	\$24	\$28	\$28
SPACE HEAT (EXIST. MULTIFLEX)	\$36	\$38	\$65	\$80	\$93	\$107	\$121	\$134	\$134
SPACE HEAT (NEW MULTIFLEX)	\$17	\$17	\$29	\$36	\$42	\$48	\$55	\$61	\$61
SEWER									
INSIDE HOURLAND	\$12	\$17	\$21	\$28	\$33	\$38	\$43	\$48	\$48
INSIDE GRESHAM	\$21	\$23	\$25	\$28	\$32	\$36	\$40	\$44	\$44
OTHER MULTIFAMILY/SPRINGS	\$8	\$10	\$17	\$20	\$25	\$30	\$34	\$38	\$38
CLACKAMAS COUNTY	\$15	\$27	\$35	\$47	\$52	\$57	\$62	\$67	\$67
SEWER - SINGLE FAMILY DWELLING		\$89	\$100	\$111	\$128	\$139	\$161	\$169	\$169
SEWER - TWO-SINGLE-FAMILY DWELLING		\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
SEWER - MULTIFAMILY DWELLING		\$25	\$25	\$40	\$101	\$118	\$128	\$141	\$152
CLACKAMAS COUNTY		\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32
WASTE									
WASTE - SOLID WASTE (MULTIFAMILY)	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28
CLACKAMAS WASTE RECYCL (SINGLE-FAMILY)		\$29	\$28	\$28	\$28	\$28	\$28	\$28	\$28
CLACKAMAS WASTE RECYCL (MULTI-FAMILY)	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
WATER - SANITATION		\$20	\$18	\$18	\$18	\$18	\$18	\$18	\$18
WATER - WASTE AND SANITATION	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
WATER - SEWER AND WASTE	\$40	\$50	\$60	\$70	\$80	\$90	\$100	\$110	\$110
TENANT OWNED									
WATER									
SEWER									
WASTE									

Emergency Solutions Grant Needs Assessment

While providing ESG to a household, you must meet in person with the household **at least once per month** to assist them in ensuring long-term housing stability. ESG staff must help participants to access Federal, State, Local and private programs available that will assist program participants in obtaining housing stability and achieving independent living once the ESG assistance ends. The housing stability plan should address how case managers will assist the participant in meeting identified needs.

Household/Participant Name: _____ Date: _____

Program or Service	Unmet Need	Application Pending	Receiving Assistance	N/A	Plan for meeting need
Supplemental Nutrition Assistance Program (SNAP)					
Women, Infants and Children (WIC)					
Children's Health Insurance Program (CHIP)					
Social Security Disability					
Temporary Aid to Needy Families (TANF)					
General Assistance (GA) (WA Residents Only)					
Veterans Administration contact					
Home TBA					
Section 8					
Public housing					
Energy assistance					
Landlord/tenant mediation					
Tenant readiness course (Rent Well)					
Fair housing assistance					
Legal services					
Credit counseling/budget assistance					

ESG Rental Assistance Agreement

Date: _____

Agency: _____

Contact Name: _____ Phone Number: _____

Fax Number: _____ E-mail Address: _____

Owner: _____

Contact Name: _____ Phone Number: _____

Fax Number: _____ E-mail Address: _____

Participant (Head of Household): _____

Other Adults in household (if any): _____

Unit Address: _____

Rent Amount: _____ Due Date: _____

Grace Period: _____ Late Payment Penalty: _____

This information should reflect what's in the lease or rental agreement.

- During the term of this agreement, the owner agrees to provide the agency with a copy of any notice to the program participant(s) to vacate the housing unit or any complaint used under state or local law to commence an eviction action against the program participants.
- This rental assistance agreement with the owner must terminate and no further rental assistance payments under this agreement will be made if:
 - The program participant moves out of the housing unit for which he/she has a lease;
 - The lease terminates and is not renewed; or
 - The program participant becomes ineligible to receive ESG rental assistance.

Additional terms of assistance (if any):

See next page for amount and term of assistance.

Amount and Term of Assistance:

Agency will pay 100% of the up-front costs that the lease requires prior to move-in:	
Security Deposit (if required up-front):	\$0.00
Last Month's Rent (if required up-front):	\$0.00
First month's rent, pro-rated or full month (if required up-front):	\$0.00
Second month's pro-rated rent (if required up-front):	\$0.00
Other (if required up-front) _____ please describe	\$0.00
Total of up-front payments by agency:	
	\$0.00

After all up-front payments are made, household begins paying % of income towards the rent, and the agency pays the remainder of the rent:	
Full rent amount on lease:	\$0.00
Amount client will pay per month (calculate % of income):	\$0.00
Remainder of the rent. Agency will pay this per month:	\$0.00

Rent will be paid for these months: Month of: _____ to _____
 Type in the number of months: 0

Amount of rent agency will pay total:	\$0.00
--	---------------

Total Program Assistance for period of this agreement: \$0.00

Owner and Participant understand that assistance is based on continued need and eligibility of the Participant as well as the availability of program funds at Agency. Changes in Participant eligibility or available funding at Agency could result in a change in subsidy prior to the end of this contract. It is also understood that this agreement and the amount of assistance ends on the above ending date. This contract will terminate immediately if Participants vacate the unit listed above.

Owner or Owner's Agent:

 Signature Date

Agency Representative:

 Signature Date

Participant:

 Signature Date

If Agency Sends ESG Applications to Home Forward, Use this Checklist

	Release of Information (Attachment 4) - All adults should sign the ROI (If Agency uses their own, it should cover: Home Forward, HUD, City of Portland and Multnomah County.)
	Proof of Housing Status (3rd party preferred. If not available, use Att. 3a, 3b or 3c – in descending order of preference)
	Unit Habitability Inspection form (Attachment 8a)
	Visual lead-based paint assessment (Attachment 8c) - Required if the unit was built before 1978 and there's a child under 6 and/or a pregnant female in the unit
	Written Rental Agreement/Lease - Signed by tenant and landlord and active during the time of assistance - Must be signed by all adults.
	Rental Assistance Agreement between property owner, participant and Agency (Attachment 13)
	Proof of Income (3rd party preferred. If not available, use Att. 21a or 21b.)
	Rent Reasonableness Worksheet (Attachment 5b) (if rent is above the rent reasonable limit, send us Att. 5a, and we'll look for 3 comparable units.)
	Documentation that rent plus utilities does not exceed Fair Market Rent (Attachments 11a and 11b)
	Completed ESG Needs Assessment, (Attachment 12)

(Note to case manager: Please ensure that all other required ESG documents are in the client's file. The list above is only what gets sent to Home Forward. The rest should be in the client's file before you send this application to Home Forward for review.)

Agency: _____

Client Name: _____

Today's Date: _____

Date Application Approved: _____

H:\RENTASST\UNIFIED RENT PROGRAM\ESG\Updated ESG Internal Checklist 2014

Determination of ESG Ineligibility

Use this form if you determine a household is a likely candidate for ESG and then, after reviewing their paperwork, you find they are not eligible for ESG. Reasons for ineligibility include: household income is over 30% of AMI, household cannot find an appropriate unit that will meet all requirements, landlord unwilling to sign the rental assistance agreement, etc.

Date: _____ Agency: _____

Household Name: _____

Reason(s) household is not eligible for ESG Assistance:

Case manager name-printed_____
Case manager signature_____
Date**Place in household file**

Housing Status Definitions and Documentation

For purposes of eligibility for ESG Rapid Re-housing assistance, "Homeless" means an individual or family who lacks a fixed, regular, and adequate nighttime residence:

1. 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;
2. 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
3. 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.
4. Any individual or family who: 1) is fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence, 2) Has no other residence, and 3) Lacks the resources or support networks (family, friends, faith-based or other social networks) to obtain other permanent housing

How to document housing status for a family fleeing DV or attempting to flee DV:

- o **For victim service providers (DV Pool):** An oral statement by the individual or head of household which states: they are fleeing a DV situation; they have no subsequent residence; and they lack the resources and support networks needed to obtain other housing. Statement must be documented by the case worker's certification, with a statement that "This information is true and complete."

For all other agencies assisting an individual or family fleeing domestic violence:

1. An oral statement by the individual or head of household which states that they are fleeing. This statement may be documented by the client's own self-certification, or by the caseworker's certification. Where the safety of the individual or family is not jeopardized, the oral statement must be verified.

PLUS must also use

2. Attachment 20: DV Options, Resources and Support Networks

Unified Emergency Solutions Grant (ESG) Policies for Multnomah County Rapid Rehousing Providers

Tenant contribution:

Program participants are required to pay 30% of total monthly household ESG rent determination income towards rent.

ESG Providers will pay 100% of utility costs throughout the duration of ESG program participation.

ESG Provider may use ESG funds to pay the full amount that the landlord's lease requires as an up-front payment prior to move-in. Examples may include: security deposit, last month's rent, first month's rent, a pro-rated second month of rent, etc. After the up-front payments have been issued, the household will begin paying 30% of their income toward rent.

Due to the limitations of the 30% model in ensuring full funding spend-down, ESG Provider may choose to assist one household with more or less of the rent burden for the final month of assistance. Provider must note in the client file that this exception is being made for purposes of program budget and comment on why this participant was selected (for example, client has high medical costs, greater barriers, etc.).

For purposes of ESG rent determination, monthly household income includes, but is not limited to:

- (1) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses and other compensation for personal services;
- (2) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts, including lump sum payment for delayed start of a periodic payment;
- (3) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay;
- (4) Welfare assistance. Welfare or other payments to families or individuals, based on need, that are made under program funded, separately or jointly, by Federal, State or local governments (e.g. Social Security Income (SSI) and general assistance available through state welfare programs);
- (5) Net income from the operation of a business or profession;
- (6) All regular pay, special pay and allowances of a member of the Armed Forces, except special hostile fire pay

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Temporary, nonrecurring, sporadic income is excluded when calculating annual income. Sporadic income is income that is not received periodically (regular intervals) and cannot be reliably predicted.

Income should be verified by documentation by a third party whenever possible.

Note that for purposes of annually determining ongoing household eligibility for ESG assistance, providers must use the separate Annual Income standards outlined in Attachment 22.

Unified policy for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time:

ESG Providers may elect to provide one of the following eligible types of ESG-funded rental assistance:

- Only short-term (up to 3 months of rent payments in a three-year period),
- Only medium-term (up to 24 months of rent payments in a 3-year period),
- Or, on a household-by-household basis, a combination of short-term or medium-term rental assistance

The ESG Provider must notify Home Forward of which type of ESG-funded rental assistance it will provide to participants.

When considering length of assistance, the ESG Provider will determine, in collaboration with the participant, the length of assistance that is required to help the participant achieve housing stability after the end of the assistance. The ESG Provider will, in collaboration with the participant, consider factors including, but not limited to:

- current income, including source and stability
- prospects for income development
- debt to income ratio
- disabling conditions
- length of homelessness
- number of episodes of homelessness
- prospects for permanent housing options
- social support networks
- barriers to stability (e.g., legal background, rental history, credit history)
- Program budget

The ESG provider will document the determination of length of assistance through the Rental Assistance Agreement with the Landlord and the Participant (see Attachment 13).

Participants are required to report the following changes within 10 days of when they occur:

- Income Increase of 20% or more expected to last 90 days or more from the time that the Provider received the information.
- change in household composition
- Participant may choose to report decreases in income, but it is not required.

Provider will re-evaluate length and amount of assistance when the above interim changes are reported.

Program participant may be terminated early if

- Participant violates Provider Agreement or Provider Program rules
- Participant fails to properly report interim changes
- Household receives a permanent housing subsidy
- Household contribution exceeds contract rent amount

Please note: ESG has no income threshold at initial eligibility assessment. However at annual recertification, participants must have Annual Income at or below 30% AMI, have no appropriate subsequent housing options and must lack the financial resources and support networks needed to remain in housing without ESG assistance. (See Attachment 1, Enrollment Guidelines for more information)

Emergency Solutions Grant (ESG)
THIRD-PARTY VERBAL INCOME VERIFICATION

Exhibit U, ESG, Attachment 21a

This form is used when case manager has tried to obtain 3rd-party written verification of household income, and it is not available.

ESG Applicant Name: _____

Steps Case Manager took to obtain 3rd-party written income verification (dates of your attempts, people you contacted...): Attach any e-mails or phone logs to support this:

Verbal Third-Party Verification of Household Income:

• **Name of Person you spoke to:** _____

- ☐ Client's employer
☐ DHS TANF caseworker
☐ Other source of income: _____

• **Organization They Work for:** _____

• **Phone Number of Person:** _____

• **Notes from Your Conversation about the household's income. How much they receive, etc...:**

I certify that the information above is true, accurate and complete.

Case Manager's Signature: _____

Date: _____

HOUSEHOLD'S SELF-DECLARATION OF INCOME – ESG

This form is used when case manager has tried to get all other forms of verification, and none are available.

Head of Household Name: _____

For Case Manager:

Stops Case Manager took to obtain all other forms of verification (3rd party written, 3rd party verbal, and case worker's observation). Dates of your attempts, people you contacted, etc... **Attach any e-mails or phone logs to support this:**

Household's Gross Income Please list income or cash benefits received for any household member (including children) in the last 30 days. If none, please write zero.

Income Type	Monthly Gross Amount	Who?	Income Type	Monthly Gross Amount	Who?
Armed Forces pay (except hostile fire payments)	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	Net Income from Business	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:
Wages and Salaries	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	Retirement Income from Social Security	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:
Lump Sum for Periodic Payments (back pay)	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	Social Security Disability Income (SSDI)	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:
Annuities	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	Social Security Income (SSI)	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:
Pension	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	Severance Pay	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:
Insurance Policies	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	Unemployment	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:
Retirement Funds	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	TANF	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:
Worker's Compensation	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:	Other (please specify):	\$	<input type="checkbox"/> Head of Household <input type="checkbox"/> Other:

Temporary, nonrecurring, and sporadic income is excluded when calculating annual income. Sporadic income is income that is not received periodically (regular intervals) and cannot be reliably predicted.

What is the TOTAL combined monthly income of this household?

\$

Applicant Certification

I/We do hereby swear and attest that all of the information reported on this form is true and complete. I/We understand that AGENCY is required to verify the information that I/we have reported. I/We understand that any misrepresentation or failure to disclose information may be grounds for termination of assistance and may be punishable under Federal law.

WARNING: Title 18, Section 1001 of the United States Code, states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department or agency of the United States.

Adult Signature

Date

Adult Signature

Date

Adult Signature

Date

Adult Signature

Date

All adults in the household must sign.

**For Annual Recertification –
Household's Housing Options, Financial Resources and Support
Networks**

Applicant Name: _____ **Date:** _____

Other Housing Options – besides rent assistance

With the participant, please assess if other appropriate housing options might be available to the household.

Are there any other housing options available to this household other than this ESG assistance? ☐ Yes ☐ No

Please write your assessment of housing options for this household:

Financial Resources and Support Networks

With the participant, please assess all financial resources and support networks that might be available to the household.

• Are there any financial resources or support networks available to this household that can be used to help them remain in their current housing or obtain appropriate subsequent housing?
☐ Yes ☐ No

• Does anyone in the household have a checking or savings account? ☐ Yes ☐ No

If yes, please note account balances below:

Checking \$ _____ Savings \$ _____

Please write your assessment of financial resources and support networks for this household:

Adult Client's Signature

Date

Adult Client's Signature

Date

Case Manager's Signature

Date

Revised 7/2016

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ESG INCOME CLARIFICATION

ESG uses HUD 24 CFR 5.609 for determining annual income for purposes of determining 30% AMI status

Title 24: Housing and Urban Development

Subtitle A: Office of the Secretary, Department of Housing and Urban Development

PART 5: GENERAL HUD PROGRAM REQUIREMENTS; WAIVERS

Subpart F: Section 8 and Public Housing, and Other HUD Assisted Housing Serving Persons with Disabilities: Family Income and Family Payment; Occupancy Requirements for Section 8 Project-Based Assistance

: Family Income

5.609 - Annual income.

(a) Annual income means all amounts, monetary or not, which:

- (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or
 - (2) Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
 - (3) Which are not specifically excluded in paragraph (c) of this section.
- (4) Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

(b) Annual income includes, but is not limited to:

- (1) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
- (2) The net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family;
- (3) Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation is permitted only as authorized in paragraph (b)(2) of this section. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of \$5,000, annual income shall include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD;
- (4) The full amount of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount (except as provided in paragraph (c)(14) of this section);

- (5) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay (except as provided in paragraph (c)(3) of this section);
- (6) Welfare assistance payments. (i) Welfare assistance payments made under the Temporary Assistance for Needy Families (TANF) program are included in annual income only to the extent such payments:
- (A) Qualify as assistance under the TANF program definition at 45 CFR 260.31; and
 - (B) Are not otherwise excluded under paragraph (c) of this section.
- (ii) If the welfare assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:
- (A) The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus
 - (B) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph shall be the amount resulting from one application of the percentage.
- (7) Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or from persons not residing in the dwelling;
- (8) All regular pay, special pay and allowances of a member of the Armed Forces (except as provided in paragraph (c)(7) of this section).
- (9) For section 8 programs only and as provided in 24 CFR 5.612, any financial assistance, in excess of amounts received for tuition, that an individual receives under the Higher Education Act of 1965 (20 U.S.C. 1001 et seq.), from private sources, or from an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall be considered income to that individual, except that financial assistance described in this paragraph is not considered annual income for persons over the age of 23 with dependent children. For purposes of this paragraph, "financial assistance" does not include loan proceeds for the purpose of determining income.

(c) Annual income does not include the following:

- (1) Income from employment of children (including foster children) under the age of 18 years;
- (2) Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone);
- (3) Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (except as provided in paragraph (b)(5) of this section);
- (4) Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
- (5) Income of a live-in aide, as defined in § 5.403;
- (6) Subject to paragraph (b)(9) of this section, the full amount of student financial assistance paid directly to the student or to the educational institution;
- (7) The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
- (8)(i) Amounts received under training programs funded by HUD;

- (ii) Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
- (iii) Amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program;
- (iv) Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the PHA or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as a member of the PHA's governing board. No resident may receive more than one such stipend during the same period of time;
- (v) Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program;
- (9) Temporary, nonrecurring or sporadic income (including gifts);
- (10) Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
- (11) Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);
- (12) Adoption assistance payments in excess of \$480 per adopted child;
- (13) [Reserved]
- (14) Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts.
- (15) Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;
- (16) Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or
- (17) Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(e) apply. A notice will be published in the Federal Register and distributed to PHAs and housing owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.
- (c) Annualization of income. If it is not feasible to anticipate a level of income over a 12-month period (e.g., seasonal or cyclic income), or the PHA believes that past income is the best available indicator of expected future income, the PHA may annualize the income anticipated for a shorter period, subject to a redetermination at the end of the shorter period.
 [61 FR 54498, Oct. 18, 1996, as amended at 65 FR 16716, Mar. 29, 2000; 67 FR 47432, July 18, 2002; 70 FR 77743, Dec. 30, 2005]

Unified Emergency Solutions Grant (ESG) Policies for Multnomah County Rapid Rehousing Providers

Tenant contribution:

Program participants are required to pay 30% of total monthly household ESG rent determination income towards rent.

ESG Providers will pay 100% of utility costs throughout the duration of ESG program participation.

ESG Provider may use ESG funds to pay the full amount that the landlord's lease requires as an up-front payment prior to move-in. Examples may include: security deposit, last month's rent, first month's rent, a pro-rated second month of rent, etc. After the up-front payments have been issued, the household will begin paying 30% of their income toward rent.

Due to the limitations of the 30% model in ensuring full funding spend-down, ESG Provider may choose to assist one household with more or less of the rent burden for the final month of assistance. Provider must note in the client file that this exception is being made for purposes of program budget and comment on why this participant was selected (for example, client has high medical costs, greater barriers, etc.).

For purposes of ESG rent determination, monthly household income includes, but is not limited to:

- (1) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
- (2) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts, including lump sum payment for delayed start of a periodic payment;
- (3) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay;
- (4) Welfare assistance. Welfare or other payments to families or individuals, based on need, that are made under program funded, separately or jointly, by Federal, State or local governments (e.g. Social Security Income (SSI) and general assistance available through state welfare programs);
- (5) Net income from the operation of a business or profession;
- (6) All regular pay, special pay and allowances of a member of the Armed Forces except special hostile fire pay.

Temporary, nonrecurring, sporadic income is excluded when calculating annual income. Sporadic income is income that is not received periodically (regular intervals) and cannot be reliably predicted.

Income should be verified by documentation by a third party whenever possible.

Note that for purposes of annually determining ongoing household eligibility for ESG assistance, providers must use the separate Annual Income standards outlined in Attachment 21.

Unified policy for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time:

ESG Providers may elect to provide one of the following eligible types of ESG-funded rental assistance:

- ♦ Only short-term (up to 3 months of rent payments in a three-year period),
- ♦ Only medium-term (up to 24 months of rent payments in a 3-year period),
- ♦ Or, on a household-by-household basis, a combination of short term or medium-term rental assistance

The ESG Provider must notify Home Forward of which type of ESG-funded rental assistance it will provide to participants.

When considering length of assistance, the ESG Provider will determine, in collaboration with the participant, the length of assistance that is required to help the participant achieve housing stability after the end of the assistance. The ESG Provider will, in collaboration with the participant, consider factors including, but not limited to:

- ♦ current income, including source and stability
- ♦ prospects for income development
- ♦ debt to income ratio
- ♦ disabling conditions
- ♦ length of homelessness
- ♦ number of episodes of homelessness
- ♦ prospects for permanent housing options
- ♦ social support networks
- ♦ barriers to stability (e.g., legal background, rental history, credit history)
- ♦ Program budget

The ESG provider will document the determination of length of assistance through the Rental Assistance Agreement with the Landlord and the Participant (see Attachment 13).

Participants are required to report the following changes within 10 days of when they occur:

- Income increase of 20% or more expected to last 90 days or more from the time that the Provider received the information.
- change in household composition
- Participant may choose to report decreases in income, but it is not required.

Provider will re-evaluate length and amount of assistance when the above interim changes are reported.

Program participant may be terminated early if

- Participant violates Provider Agreement or Provider Program rules
- Participant fails to properly report interim changes
- Household receives a permanent housing subsidy
- Household contribution exceeds contract rent amount

Please note: ESG has no income threshold at initial eligibility assessment. However at annual recertification, participants must have Annual Income at or below 30% AMI, have no appropriate subsequent housing options and must lack the financial resources and support networks needed to remain in housing without ESG assistance. (See Attachment 1, Enrollment Guidelines for more information)

City of Gresham
HOME-Ownership Recapture Policy

The City of Gresham's HOME ownership program – a recapture model

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. The purpose of recapture or resale provisions is to support continued affordability for low- to moderate income homeowners and to benefit the public through careful stewardship of federal funds.

The City of Gresham uses a "recapture" model for the HOME funds expended to assist homebuyers in the purchase of a new home. Under HOME recapture provisions, financial assistance is provided directly to the buyer or the homeowner and must be repaid, along with a portion of the share of appreciation, further described below, if the property is sold during the affordability period. The seller may sell the property to any willing buyer at any price. Once the HOME funds are repaid to the City of Gresham, the property is no longer subject to any HOME restrictions. The funds returned to the City of Gresham may then be used for other HOME-eligible activities.

Homeownership Program. The City of Gresham is creating a Home Ownership Program in 2015 that provides down payment assistance in the form of shared appreciation mortgages to eligible homeowners. When assistance is provided as part of the Homeownership Program, the City will use a recapture model and HOME assistance will be provided in the form of a 0% interest, deferred payment loan. The maximum amount of assistance that will be provided on any one property is \$20,000. Subsidy Layering will be conducted on each property to determine the amount of subsidy to contribute to each household. A written agreement, signed by all parties, in the form of a Promissory Note and Shared Appreciation Mortgage (SAM), will serve as the security for these loans. The SAM will be recorded in the land records of Multnomah County. The period of affordability (POA) will be for a term of ten (10) years. If the property is sold within the period of affordability, the full amount of the SAM and potentially a share of appreciation will be due to the City of Gresham. If the property is sold from years 10 – 15, the principal balance of the SAM will be reduced by 20% each year. At the end of the term of the SAM, the entire SAM is forgiven.

Development of Affordable Housing Using Development Subsidy. HOME assistance may be loaned to the Developer as part of an affordable housing development. The HOME funds will be used to construct a designated number of HOME-assisted units. If the properties are identical in size and cost, the per property development subsidy is calculated by dividing the total amount of HOME assistance by the number of HOME-assisted units. If the properties are not identical in size and cost, Subsidy Layering will be conducted on each property to determine the amount of subsidy to contribute to each household.

At the time a HOME-assisted unit is sold by the Developer to an eligible homeowner, the development subsidy will be converted to a direct subsidy as follows: the property will be sold at Fair Market Value, and the amount of the per property development subsidy will be provided to the eligible homeowner in the form of a Shared Appreciation Mortgage using the recapture model described in this policy. The Developer will not receive a cash payment from the City in the amount of the SAM. Instead, the City will offset the amount of each SAM against the total balance of the development subsidy owed. If all the HOME assisted units are sold to eligible homeowners and the all per property development subsidies are converted to per property direct subsidies through granting a SAM to eligible homeowners, then the Developer's HOME assistance loan will be satisfied.

The maximum per property subsidy will be \$20,000. The period of affordability (POA) will be for a term of ten (10) years. If the property is sold within the period of affordability, the full amount of the SAM and potentially

a share of appreciation will be due to the City of Gresham. If the property is sold from years 10 – 15, the principal balance of the SAM will be reduced by 20% each year. At the end of the term of the SAM, the entire SAM is forgiven.

Sale of Properties. Upon sale of the property within the affordability period, the SAM will be repaid as follows:

If the property is sold in the affordability period, between years 1 – 10, the sale of proceeds will be distributed as follows:

- Repayment of the balance of the First Deed of Trust and other superior liens
- Payment of reasonable closing costs
- Net Proceeds = Sales Proceeds less repayment of the above amounts

Distribution of the Net Proceeds:

- Net Proceeds less
- Principal Balance of SAM
- Reimbursement to borrower in amount of principal pay down First Deed of Trust
- Reimbursement to borrower of down payment made at the time of purchase
- Reimbursement to borrower of any approved capital improvements
- Share of Appreciation Amount = Net Proceeds less payment of above amounts
- Share of Appreciation to City = Share of Appreciation * (Amount of SAM / Original Purchase Price of Home)

The amount recaptured by the City will not exceed the Net Proceeds.

If the property is sold between years 11 – 15, the sale of proceeds will be distributed as follows:

- Repayment of the balance of the First Deed of Trust and other superior liens
- Payment of reasonable closing costs
- Repayment of SAM reduced by 20% during each successive year (Year 11, 80% of principal, Year 12, 60% of principal, Year 13, 40% of principal, Year 14, 20% of principal, Year 15, 0% of principal).

The SAM will be 100% forgiven if the property is sold any time during the fifteen year or later.

Approved Senior or Junior Liens used for Financing. Third party financing of the property through a Deed of Trust or mortgage that is a senior or junior lien on the property is not permitted to restrict the sale of property to income eligible buyers. If the third party financing charges interest, it must only charge a reasonable interest rate and accept monthly payments or allow interest to accrue with payment due at the maturity date. Financing models may not use equity share models unless approved in writing by the City of Gresham.

When The Sale Price is Insufficient for Shared Appreciation

If the amount of the sale is insufficient to fully satisfy the amounts the HOME assistance amount, the City of Gresham may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower/Seller.

Calculation of the SAM Repayment and Share of Appreciation

See the following chart for instructions on how to calculate the repayment of the SAM and the share of appreciation once a HOME funded property is sold.

SHARED APPRECIATION PAYOFF CALCULATION

1. SALE PRICE		\$ _____	BALANCE
2. PRINCIPAL BALANCE	(-)	\$ _____	\$ _____
3. REASONABLE CLOSING COSTS	(-)	\$ _____	\$ _____
4. NET PROCEEDS		\$ _____	\$ _____
5. SAM Principal			
Years 0 – 10		Full amount of SAM	
Years 11 - 15		Year 11 – 80% of principal Year 12 – 60% of principal Year 13 – 40% of principal Year 14 – 20% of principal Year 15 – 0 % of principal	
	(-)	\$ _____	\$ _____

6. Original loan amount of First Deed of Trust	\$ _____		
7. Ending balance of First Deed of Trust	\$ _____		
8. Principal Pay Down	\$ _____	→ (-) \$ _____	\$ _____
9. Homeowner's down payment		(-) \$ _____	\$ _____
10. Homeowner's approved capital improvements		(-) \$ _____	\$ _____
11. Shared Appreciation Total		\$ _____	\$ _____

12. City's Share of Appreciation = $\frac{\text{SAM}}{\text{Original Purchase Price}} \times \text{Share of Appreciation Total}$

City's Share of Appreciation = _____ x _____ = \$ _____ \$ _____

Sums to City: #5 + # 12

Sums to Borrower: #8, #9, #10 and balance

The amounts due to City and Borrower should be described in the escrow instructions.

Building Information for Project Based Vouchers

Building Name	Building Address	Unit Size	Where to Apply	Contact Information	# of PBV Units	Wait list Preferences
8 NW 8th	8 NW 8th Ave Portland OR 97209	Studio	CCC 523 NW Everett Portland OR 97209	(503)525- 8483	47	referrals from partner agencies - contact CCC for more information
12th Avenue Terrace	1515 SW 12th Ave Portland OR 97201	Studio	on-site	(503) 226-9181	118	55+, contact building for more information.
Alberta Plaza	509 NE Alberta Portland OR 97211	SRO	on-site	(503) 963-7767	22	disabled
Arbor Glen	2609 SE 145th Ave Portland OR 97236	2 & 3 bedroom	on-site	(503) 760-5316	20	homeless families participating in Bridges to Housing program, disabled, homeless
Ashcreek Commons	11230 SW 62nd Ave Portland OR 97219	3 & 4 bedroom	on-site	(503) 244-1707	5	none
Beyer Court	9305 SE Harold Portland OR 97266	2 bedroom	Country Squire Apts 6732 SE 72nd Ave	(503) 774-3893	5	contact building for complete list of preferences
Briarwood	3302 SE 122nd Ave Portland OR 97236	2 & 3 bedroom	Arbor Glen Apts 2609 SE 145th Ave	(503) 760-5316	10	homeless families participating in Bridges to Housing, homeless, disabled
Broadway Vantage	8238 NE Broadway Portland OR 97220	2,3 & 4 bedroom	on-site	(503) 252-3136	15	homeless families participating in Bridges to Housing program, homeless
Cambridge Court	5224 N Vancouver Portland OR 97217	2 bedroom	CCC 523 NW Everett Portland OR 97209	(503)525- 8483	20	referrals from partner agencies - contact CCC for more information
Clara Vista Townhomes	6706 NE Killingsworth Portland OR 97218	3 & 4 bedroom	on-site	(503) 284-3985	14	homeless families participating in Bridges to Housing program
Clark Center Annex	1437 SE MLK Jr. Blvd Portland OR 97214	SRO	Transition Projects 665 NW Hoyt Portland OR 97209	(503) 280-4700	10	homeless single men, contact Transition Projects Inc. for more information
The Clifford	527 SE Morrison Portland OR 97214	Studio	on-site	(503) 232-5460	15	referrals from partner agencies - contact building for more information

CCC: Central City Concern SRO: Single Room Occupancy IPM: Income Property Management PCRI: Portland Community Reinvestment Initiatives



Building Information for Project Based Vouchers

Building Name	Building Address	Unit Size	Where to Apply	Contact Information	# of PBV Units	Wait list Preferences
Clinton Ridge	2730 SE 92nd Ave Portland OR 97266	Studio & 1 bedroom	on-site	(503) 963-7767	8	disabled
Cornerstone	1134 SW Jefferson Portland OR 97201	Studio	IPM 721 SW Oak Suite 100 Portland OR 97205	(503) 223-6327	4	disabled - contact building for more information
Country Squire Apartments	6732 SE 72nd Ave Portland OR 97206	1,2 & 3 bedroom	on-site	(503) 774-3893	8	contact building for complete list of preferences
Eastgate Station	100 NE 120th Ave Portland OR 97220	1,2,3 & 4 bedroom	on-site	(503) 257-0000	20	homeless families participating in Bridges to Housing program, disabled, homeless
Emerson Corner	11th & Emerson, Portland OR 97211	1 bedroom	on-site	(503) 963-7767	4	disabled
Esperanza Court	3611 SE 28th Ave Portland OR 97202	1 & 2 bedroom	on-site	(503) 236-6468	14	homeless families participating in Bridges to Housing program
Fenwick	8428 N Fenwick Portland OR 97217	1 bedroom	on-site	(503) 335-3330	8	disabled
Fountain Place	929 SW Salmon St Portland OR 97205	Studio, 1 & 2 bedroom	on-site	(503) 223-9300	20	none
Gladstone Square	12020 SE Gladstone St Portland OR 97266	2 bedroom	on-site	(503) 760-3005	3	none
Green Tree Court	2405 SE 142nd Ave Portland OR 97233	2 bedroom	on-site	(503) 760-5316	7	homeless families participating in Bridges to Housing program, disabled, homeless
Gretchen Kafoury Commons	1240 SW Columbia Portland OR 97201	Studio, 1 & 2 bedroom	on-site	(503) 226-0600	11	none
Hamilton West	1212 SW Clay St Portland OR 97201	Studio & 1 bedroom	on-site	(503) 525-0500	5	none
Hewitt Place	846 SW 29th Way Troutdale OR 97060	2 bedroom	on-site	(503) 667-9902	4	disabled, homeless
Hotel Alder	415 SW Alder Portland OR 97204	SRO	CCC 523 NW Everett Portland OR 97209	(503)525- 8483	35	referrals from partner agencies - contact CCC for more information

CCC: Central City Concern SRO: Single Room Occupancy IPM: Income Property Management PCRI: Portland Community Reinvestment Initiatives



Building Information for Project Based Vouchers

Building Name	Building Address	Unit Size	Where to Apply	Contact Information	# of PBV Units	Wait list Preferences
Howard House	2644 SE Powell Blvd Portland OR 97202	Studio, 1 & 2 bedroom	on-site	(503) 236-6468	12	homeless families participating in Bridges to Housing program, disabled, homeless
Interstate Crossing	6847 N Interstate Ave Portland OR 97217	2 bedroom	CCC 523 NW Everett Portland OR 97209	(503) 525- 8483	12	referrals from partner agencies - contact CCC for more information
James Hawthorne	15808 SW 13th Ave Portland OR 97201	SRO units	on-site	(503) 222-4906	9	disabled - contact building for more information
Jeffrey	1201 SW 11th Ave Portland OR 97205	Studio	on-site	(503) 954-2228	29	disabled, homeless, contact building for complete list of preferences
Kateri Park	3640 SE 28th Ave Portland OR 97202	1,2 & 4 bedroom	on-site	(503) 233-4701	20	homeless families participating in Bridges to Housing program, disabled, homeless
Lafayette Court	8728 SE Lafayette Portland OR 97266	Studio & 1 bedroom	on-site	(503) 963-7767	4	disabled
Leander Court	4620 SE 122nd Ave Portland OR 97230	2,3 & 4 bedroom	on-site	(503) 761-0016	11	homeless families participating in Bridges to Housing program, contact building for complete list of preferences
Lents Village	10325 SE Holgate Portland OR 97266	1 bedroom	on-site	(503) 762-0570	10	Senior 55+ property, contact building for complete list of preferences
Lincoln Woods	2333 SE 130th Ave Portland OR 97233	3,4 & 5 bedroom	on-site	(503) 408-6595	14	none
Los Jardines de la Paz	5530 NE 60th Ave Portland OR 97218	3 & 4 bedroom	on-site	(503) 335-9603	10	none
The Madrona	10 N Weidler Portland OR 97227	Studio	CCC 523 NW Everett Portland OR 97209	(503)525- 8483	25	referrals from partner agencies - contact CCC for more information
Martha Washington	1115 SW 11th Ave Portland OR 97201	Studio & 1 bedroom	CCC 523 NW Everett Portland OR 97209	(503)525- 8483	45	referrals from partner agencies - contact CCC for more information
Mayfield Court	17675 SE Pine Portland OR 97233	1 bedroom	on-site	(503) 252-9716	6	Senior 55+ property, contact building for complete list of preferences
Midland Commons	2830 SE 127th Ave Portland OR 97236	Studio & 1 bedroom	on-site	(503) 963-7767	22	disabled

CCC: Central City Concern SRO: Single Room Occupancy IPM: Income Property Management PCRI: Portland Community Reinvestment Initiatives



Building Information for Project Based Vouchers

Building Name	Building Address	Unit Size	Where to Apply	Contact Information	# of PBV Units	Wait list Preferences
Mira Flores	8901 N Newell Ave Portland OR 97203	2,3 & 4 bedroom	on-site	(503) 289-4802	8	contact building for complete list of preferences
Morrison	1959 SW Morrison Portland OR 97205	Studio	on-site	(503) 241-6489	30	homeless, disabled
Musolf Manor	216 NW 3rd Ave Portland OR 97209	Studio	on-site	(503) 223-1547	77	elderly (+62) or disabled
Nelson Court	9815 N Taft Portland OR 97203	2br	1strial Village 7822 N Gloucester Portland OR 97203	(503) 247-7222	1	none
New Columbia	4605 N Trenton Portland Or 97203	1,2,3,4,5 & 6 bedroom	on-site	(503) 286-1500	73	none
Patton Home	4619 N Michigan Ave Portland OR 97217	SRO	on-site	(503) 281-1844	16	contact building for preferences
Patton Park	5272 N Interstate Ave Portland OR 97217	3 bedroom	on-site	(503) 501-5708	12	none
PCRI Scattered Sites	North and Northeast Portland	2,3,4 & 5 bedroom	PCRI	(503) 288-2923	27	none
Pine Street	1135 SE Salmon Portland OR 97214	1 bedroom	on-site	(503)-501-5700	1	none
Ritzdorf Court	1225 SE Belmont Portland OR 97214	Studio & one bedroom	on-site	(503) 501-5711	22	homeless
Rockwood Building	124 NE 181st Avenue Gresham OR 97230	1,2 & 3 bedroom	on-site	(503) 907-2790	15	homeless
Rockwood Station	19100 E Burnside Portland OR 97233	1 & 2 bedroom	on-site	(503) 666 6555	20	none
ROSE Scattered Sites	Southeast Portland	2,3 & 4 bedroom	ROSE CDC 5215 SE Duke Portland OR 97206	(503) 788-8052	6	contact ROSE CDC for complete list of preferences
Sacred Heart Villa	3911 SE Milwaukie Portland OR 97202	Studio & one bedroom	on-site	(503) 232-1466	12	Senior 55+ property, contact building for complete list of preferences
Sandy Apartments	11401 NE Sandy Blvd Suite E Portland OR 97220	Studio & 1 bedroom	on-site	(503) 726-3690	14	disabled

CCC: Central City Concern SRO: Single Room Occupancy IPM: Income Property Management PCRI: Portland Community Reinvestment Initiatives



Building Information for Project Based Vouchers

Building Name	Building Address	Unit Size	Where to Apply	Contact Information	# of PBV Units	Wait list Preferences
Shaver Green	375 NE Shaver Portland OR 97212	1 bedroom	on-site	(503) 282-2769	8	disabled
Springwater Commons	6340 SE 128th Ave Portland OR 97236	3, 4 & 5 bedroom	on-site	(503) 762-4688	9	none
Station Place Towers	1020 NW 9th Ave Portland OR 97209	Studio & one bedroom	on-site	(503) 501-5712	76	Senior 55+ property
Tistilal Village	7622 N Gloucester Portland OR 97203	2 bedroom	on-site	(503) 247-7222	8	none
Victorian Inn	2255 W Burnside Portland OR 97210	Studio & 1 bedroom	on-site	(503) 294-0960	15	Senior 55+ property, contact building for complete list of preferences
Villa de Clara Vista Apartments	6706 NE Killingsworth Portland OR 97218	1,2,3 & 4 bedroom	on-site	(503) 284-3985	32	homeless families participating in Bridges to Housing Program
Villa de Sueños	6706 NE Killingsworth Portland OR 97218	3 & 4 bedroom	on-site	(503) 284-3985	10	families
Village at the Headwaters	3131 SW Marigold Portland OR 97219	1 bedroom	on-site	(503) 244-1544	14	Senior 55+ property, contact building for complete list of preferences
Village Square	1625 SE Roberts Dr Gresham OR 97080	2 & 3 bedroom	on-site	(503) 666-9255	4	homeless, disabled
Watershed	6388 SW Capitol Highway Portland OR 97239	1 bedroom	on-site	(503) 452-0010	40	Senior 55+ property, disabled, homeless
West Gresham	17257 E Burnside Portland OR 97233	1 & 2 bedroom	on-site	(503) 963-7767	26	disabled
Westshore	222 SW Pine St Portland OR 97204	Studio	on-site	(503) 827-7918	6	Senior 55+ property, homeless,
Willow Tree	311 NE Division St Gresham OR 97030	3 bedroom	Sequoia Square 247 SE 160th Ave Portland OR 97233	(503) 408-8886	3	none

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CONTACT INFORMATION

KIM MCCARTY PROGRAM COORDINATOR	LAURIE WELLS CITY OF GRESHAM	JANET HAWKINS MULTNOMAH COUNTY
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ACKNOWLEDGEMENTS

Elected Officials

Charlie Hales, Mayor City of Portland

Shane T. Bemis, Mayor City of Gresham

Deborah Kafoury, Chair of the board of County Commissioners, Multnomah County

Dan Saltzman, Commissioner of Housing City of Portland

Staff

Kurt Creager, Director, Portland Housing Bureau

Letimya Clayton, Manager City of Portland

Kim McCarty, City of Portland

Laurie Wells, City of Gresham

Janet Hawkins, Multnomah County

Federal Funding Oversight Committee Members

Betty Dominquez, representing Home Forward and the City of Portland

Maxine Fitzpatrick, representing the City of Portland

Craig Ward, representing the Multnomah County

Katrina Holland, representing Multnomah County

Cathy Olsen-Dennis, representing City of Gresham

Warren Scott, representing City of Gresham

PORTLAND CONSORTIUM

Consolidated Planning at the Portland Housing Bureau
421 SW 6th Suite 500
Tel 503-823-2375
Fax 503-823-2387
<https://www.portlandoregon.gov/phb/51008>
phbinfo@portlandoregon.gov

Portland Consortium/City of Portland Civil Rights Title VI Notice

The City of Portland operates without regard to race, color, national origin, religion, sex, sexual orientation, gender identity, marital status, age or disability in accordance with the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, Executive Order 12898 on Environmental Justice and related statutes and regulations, including Title II of the ADA, ORS chapter 659A, and Portland City Code Chapter 23. Title VI of the Civil Rights Act requires that no person in the United States shall be excluded from participation in, be denied the benefits of or otherwise be subjected to discrimination under any City program or activity, on the grounds of race, color, or national origin. To help ensure access to City programs, services and activities, the City will provide translations, will reasonably modify policies and procedures and will provide auxiliary aids or alternative formats to persons with disabilities.

For accommodations, translations, or additional information, contact the Title VI/Title II Program Manager at Room 1204, 1120 SW 5th Avenue, Portland, OR 97204, by email at title6complaints@portlandoregon.gov or by telephone 503-823-2559, City TTY 503-823-6868, or use Oregon Relay Service: 711. Any person who believes they have been aggrieved by an unlawful discriminatory practice may file a complaint with the Bureau or the City. Any Title VI complaint must be in writing and filed with the Bureau's Title VI Program Manager within one hundred eighty (180) days following the date of the alleged discriminatory occurrence.



Need	Barrier	Action
Affordable Housing Choice	Resources	New local resources
Basic services & homeless prevention/intervention	Resources	New local resources
Community Economic Development	Resources	New local resources

Discussion (AP75)

The Portland Housing Bureau investment priorities include:

1. Provide more rental housing for the most vulnerable people.
2. Move people quickly from homelessness to permanent housing while preventing families from losing their homes.
3. Help Portlanders from communities of color buy a home or keep the home they already own.
4. Provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness.

AP-85 OTHER ACTIONS

Introduction (AP75)

Portland is seeing an increase in displacement as a result of households moving to find more affordable housing, including that affordable to working families. The City prioritizes projects to preserve or build affordable housing in areas that assist families achieve self-sufficiency and increase earning capacities and offer services that prevent homelessness. Projects included in the annual plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Portland continues a strong monitoring practice to maximize the efficacy of funded-efforts.

Actions planned to address obstacles to meeting underserved needs (AP75)

The City of Portland actively supports quality housing that is affordable to all residents. Portland recently completed a market analysis of housing called the State of Housing in Portland. The report shows increasing lack of affordable housing for many household types and especially for low-income households. Annual actions to address housing affordability use the following guiding principles.

1. Provide more rental housing for the most vulnerable people.
2. Move people quickly from homelessness to permanent housing while preventing families from losing their homes.
3. Help Portlanders from communities of color buy a home or keep the home they already own.
4. Provide a safety net that includes shelters and other short-term help for low-income Portlanders

Grantee SF-424's and Certification(s)

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 anti-displacement 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;

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) 2016-2017, (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.


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

5/18/16
Date

Mayor
Title

Specific HOME Certifications

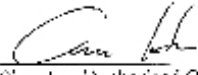
The HOME participating jurisdiction certifies that:

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

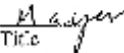
The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.208 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

5/18/16
Date


Title

ESG Certifications

The Emergency Shelter Grantor certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 5 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it 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 as long as the same general population is served.

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

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

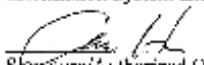
Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location 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, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy -- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS -- It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.


Signature/Authorized Official


Date


Title

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.

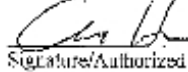
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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 times (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

5/18/16
Date

Mayor
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 workplaces 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:

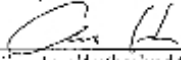
Excessive Force -- It has adopted and is enforcing:

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

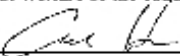
5/18/16
Date

Mayor
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

5/18/16
Date

Mayor
Title

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 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).

**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 or 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
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(a).

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.

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 2506-0004

Version 7003

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction <input type="checkbox"/> Non-Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED 6-15-2016	Applicant Identifier 03-0002236
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION Legal Name:		Organizational Unit:	
City of Portland Organizational DUNS 05-187-1187		Department: Portland Housing Bureau	
Address: Street: 421 SW 3rd Avenue, Suite 600		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: Middle Name: Last Name:	
City: Portland Country: Multnomah County State: OR Zip Code: 97204		First Name: Kim Middle Name: Last Name: McCarty Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 91-0600027		Email: Kim.McCarty@cityofportland.gov	
7. 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.) Other (specify):		Phone Number (give area code): 503-825-5212	
		Fax Number (give area code): 503-623-2367	
8. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify):		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Housing for Persons with AIDS 112-2141		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan 2015-2020, Action Plans for 2016-2017 for the Portland Consortium	
12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.) OR: Clackamas Washington, Multnomah Yamhill, Columbia WA: Clark, Skamania		13. PROPOSED PROJECT Start Date: July 1, 2015 Ending Date: June 30, 2017	
14. ESTIMATED FUNDING:		15. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal: \$ 1,261,768		a. Yes: <input type="checkbox"/> THIS PREFAPPLICATION/ 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: \$		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other: \$		<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income: \$			
g. TOTAL: \$			
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 Title: Mayor Last Name:		b. Telephone Number (give area code): 503-825-4120	
c. Signature of Authorized Representative:		d. Date Signed: 5/12/16	

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Prescribed by DMB Circular A-102

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED: 3-15-2016	Applicant Identifier 85-8332238
3. DATE RECEIVED BY STATE		State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
<input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	
5. APPLICANT INFORMATION			
Legal Name:		Organizational Unit:	
City of Portland		Department: Portland Housing Bureau	
Organizational DUNS 05-487-197		Division:	
Address: Street: 421 SW 6th Avenue, Suite 600		Name and telephone number of person to be contacted on matters involving this application (give area code):	
City: Portland		Prefix: 503	
County: Multnomah County		First Name: Kim	
State: OR		Middle Name:	
Zip Code: 97234		Last Name: McCarthy	
Country:		Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 93-8100213		Email: Kim.McCarthy@portland.oregon.gov	
7. 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.)		Phone Number (give area code): 503-823-4317	
Other (specify):		Tax Number (give area code): 503-823-2387	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1111 (Name of Program): Community Development Block Grant/Civilian Development Grants		7. TYPE OF APPLICANT: (See back of form for Application Types): Municipal Other (specify):	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): OR: Clackamas, Washington, Multnomah, Yamhill, Columbia WA: Clark, Skamania		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
13. PROPOSED PROJECT Start Date: July 1, 2016 Ending Date: June 30, 2017		14. CONGRESSIONAL DISTRICTS OF: a. Applicant First, Third, and Fifth in Oregon 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	\$ 7,766,107	a. Yes <input type="checkbox"/> THIS PREAPPLICATION 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	
d. Local	\$	OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
f. Program Income	\$	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$		
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: Charles	Middle Name:	
Last Name: Harris	Suffix:		
a. Title: Mayor	b. Telephone Number (give area code): 503-823-4123		
d. Signature of Authorized Representative	c. Date Signed: 5/12/16		

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 2506-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED 6-15-2016		Applicant Identifier 93-6002238	
3. DATE RECEIVED BY STATE		4. DATE RECEIVED BY FEDERAL AGENCY		State Application Identifier Federal Identifier	
5. APPLICANT INFORMATION					
Legal Name:			Organizational Unit:		
City of Portland			Department: Portland Housing Bureau		
Organizational DUNS: 05-437-1187			Division:		
Address:			Name and telephone number of person to be contacted on matters involving this application (give area code):		
Street: 421 SW 9th Avenue, Suite 600			Prefix: Ms. First Name: Kim		
City: Portland			Middle Name:		
County: Multnomah County			Last Name: McGarity		
State: OR Zip Code: 97204			Suffix:		
Country:			Email: Kim.McGarity@portlandoregon.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 93-6002238			Phone Number (give area code): 503-823-6312		Fax Number (give area code): 503-823-2387
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 Applicant Types) Municipal Other (specify):					
9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development					
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investment Partnerships 14-238					
11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan 2015-2020 Action Plans for jurisdictions for the Portland Consortium					
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): OR: Clackamas, Washington: Multnomah, Yamhill, Columbia WA: Clark, Skamania					
13. PROPOSED PROJECT Start Date: July 1, 2016 Ending Date: June 30, 2017					
14. CONGRESSIONAL DISTRICTS OF: a. Applicant First, Third, and Fifth in Oregon b. Project First, Third and Fifth in Oregon					
15. ESTIMATED FUNDING:					
a. Federal	\$	2,073,662			
b. Applicant	\$				
c. State OR	\$				
d. Local	\$				
e. Other	\$				
f. Program Income	\$				
g. TOTAL	\$				
16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes, <input type="checkbox"/> THIS PRE-APPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No, <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW					
17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No					
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.					
19. Authorized Representative					
Prefix: Honorable First Name: Charlie			Middle Name:		
Last Name:			Suffix:		
Title: Mayor			Telephone Number (give area code): 503-823-1120		
Signature of Authorized Representative:			Date Signed: 5-18-16		

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3070-0066

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction <input type="checkbox"/> Non-Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED 6-15-2016	Applicant Identifier 94 0002236
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: City of Portland Organizational F.I.N.S. 05 497-1187 Address: Street: 421 SW 6th Avenue, Suite 500 City: Portland County: Multnomah County State: OR Zip Code: 97204 Country:	Organizational Unit: Department: Portland Housing Bureau Division: Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: MS First Name: Kim Middle Name: Last Name: McGarry Suffix: Email: Kim.McGarry@portandoregon.gov Phone Number (give area code): 503-823-5372 Fax Number (give area code): 503-823-2367
--	---

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
 93-0002236

8. TYPE OF APPLICATION:
☒ New ☐ Continuation ☐ Revision
 If Revision, enter appropriate letter(s) in box(es):
 (See back of form for description of letters.)
 Other (specify):

7. TYPE OF APPLICANT: (See back of form for Application Types)
 Municipal
 Other (specify):

9. NAME OF FEDERAL AGENCY:
 U.S. Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:
 24-236

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
 Consolidated Plan 2014-2018, Action Plans for 2014-2018 for the Portland Consortium

12. AREAS AFFECTED BY PROJECT (City, Counties, States, etc.):
 OR: Clatskanie, Washington, Multnomah, Yamhill, Clatskanie WA: Clark, Skamania

13. PROPOSED PROJECT

Start Date: July 1, 2016	Ending Date: June 30, 2017
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14. CONGRESSIONAL DISTRICTS OF:

a. Applicant: First, Third, and Fifth in Oregon	b. Project: First, Third and Fifth in Oregon
--	---

15. ESTIMATED FUNDING:

a. Federal	\$	792,185
b. Applicant	\$	0
c. State	\$	0
d. Local	\$	0
e. Other	\$	0
f. Program Income	\$	0
g. TOTAL	\$	792,185

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:

b. No ☒ PROGRAM IS NOT COVERED BY E.O. 12372 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
☐ Yes If "Yes" attach an explanation. ☒ No

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:

Title: Mayor	First Name: Chris	Middle Name: Suffix:
Last Name: Hales	Telephone Number (give area code): 503-825-4120	Date Signed: 5/18/16

b. Signature of Authorized Representative:

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**City of Gresham
Community Revitalization Program
2016-2017**

**CERTIFICATIONS
24 C.F.R. 91.225**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the City of Gresham certifies that:

Affirmatively Further Fair Housing – The City of Gresham 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 – The City of Gresham 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 anti-displacement 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 – The City of Gresham 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; and
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs;
 - (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 City of Gresham'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. The City of Gresham 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.

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.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the City of Gresham 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.

Acquisition and Relocation -- The City of Gresham will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4501), and implementing regulations at 49 CFR part 24.

Section 3 -- The City of Gresham will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

SPECIFIC CDBG CERTIFICATIONS

The City of Gresham certifies that:

Citizen Participation -- The City of Gresham is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- The City of Gresham's 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 -- The City of Gresham is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- The City of Gresham 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) 2014, 2015 & 2016, 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.** The City of Gresham 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 – The City of Gresham 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 – The City of Gresham's notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

HOME program—The City of Gresham certifies the following:

- (1) HOME funds used for tenant-based rental assistance are an essential element of its consolidated plan;
- (2) It is using and will use HOME funds for eligible activities and costs, as described in §§ 92.205 through 92.209 of this subtitle and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214 of this subtitle; and
- (3) That before committing funds to a project, the IL will evaluate the project in accordance with 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.

Compliance with Laws – The City of Gresham certifies that it will comply with applicable laws.

Signature/Authorized Official

City Manager

Title

5/18/2016
Date

Approved as to form:

City Attorney's Office

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING DRUG-FREE WORKPLACE REQUIREMENTS:

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);

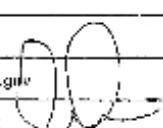
"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"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; (i) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (II) 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).

Application for Federal Assistance SF-424		Version 02
*1. Type of Submittal: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
*2. Type of Application: * If Revision, indicate appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify): _____		
3. Date Received:		4. Applicant Identifier: 03-00021759
5a. Federal Entity Identifier: S-12-MC-410006		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Gresham		
*c. Employer/Taxpayer Identification Number (EIN/TIN): 93-6002175		*e. Organizational DUNS: 037073852
d. Address:		
*Street 1: 1393 NW Eastman Parkway		
*Street 2:		
*City: Gresham		
*County:		
*State: Oregon		
*Province:		
*Country: United States		
*Zip / Postal Code: 97030		
e. Organizational Unit:		
Department Name: Community Development		Division Name: Community Revitalization
f. Name and contact information of person to be contacted on matters involving this application:		
*Prefix: *First Name: Laura		
Middle Name:		
*Last Name: Wells		
Suffix:		
Title: Program Analyst		
Organizational Affiliation:		
*Telephone Number: 503-616-2404		*Fax Number:
*Email: laura.wells@gresham.oregon.gov		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: C. City or Township 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 and Urban Development	
11. Catalog of Federal Domestic Assistance Number: CFDA Title:	
*12 Funding Opportunity Number: Title: Community Development Block Grant/Entitlement Grant	
13. Competition Identification Number: Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.): City of Greeham	
*15. Descriptive Title of Applicant's Project: 2016-2017 Consolidated Plan Action Plan for the City of Greeham	

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant: OR-3		*b. Program/Project: OR-3
17. Proposed Project:		
*a. Start Date: 07-01-2016		*b. End Date: 05-31-2017
18. Estimated Funding (\$):		
*a. Federal	\$1,343,906	
*b. Applicant		
*c. State		
*d. Local		
*e. Other	\$151,982	
*f. Program Income	\$45,500	
*g. TOTAL	\$1,541,387	
*19. Is Application Subject to Review By State Under Executive Order 12872 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12872 Process for review on: _____ <input type="checkbox"/> b. Program is subject to E.O. 12872 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12872		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) <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 28, 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		
Authorized Representative:		
Prefix: Mr.	*First Name: Erik	
Middle Name:		
*Last Name: Kvarsten		
Suffix:		
*Title: City Manager		
*Telephone Number: 503-618-2340		*Fax Number:
*Email: Erik.Kvarsten@greshamoregon.gov		
*Signature of Authorized Representative: 		*Date Signed: 5/19/2016

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Standard Form 424 (Revised 10/2005)
Prescribed by GSA Circular A-102

Application for Federal Assistance SF-424

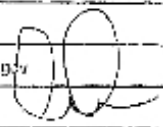
Version 02

*Applicant Federal Debt Delinquency Explanation

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

Application for Federal Assistance SF-424		Version C2
*1. Type of Submission: <input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
*2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
*If Revision, select appropriate letter(s): *Other (Specify):		
3. Date Received:		4. Applicant Identifier: 93-00021760
5a. Federal Entity Identifier: F-12-MC-410000		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
II. APPLICANT INFORMATION:		
*a. Legal Name: City of Gresham		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 93-0002176		*c. Organizational DUNS: 037079030
*d. Address:		
*Street 1: 1333 NW Eastman Parkway		
*Street 2:		
*City: Gresham		
*County:		
*State: Oregon		
*Province:		
*Country: United States		
*Zip / Postal Code: 97030		
*e. Organizational Unit:		
Department Name: Community Development		Division Name: Community Revitalization
*f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: First Name: Laurie		
Middle Name:		
*Last Name: White		
Suffix:		
Title: Program Analyst		
Organizational Affiliation:		
*Telephone Number: 503 815 2404		*Fax Number:
*Email: laurie.white@greshamoregon.gov		

Application for Federal Assistance SF-424	Versing 02
<p>*9. Type of Applicant 1: Select Applicant Type: C. City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>*Other (Specify):</p>	
<p>*10 Name of Federal Agency: U.S. Department of Housing and Urban Development</p>	
<p>*11. Catalog of Federal Domestic Assistance Number:</p> <p>CFDA Title:</p>	
<p>*12 Funding Opportunity Number:</p> <p>Title:</p> <p>Community Development Block Grant/Entitlement Grant</p>	
<p>*13. Competition Identification Number:</p> <p>Title:</p>	
<p>*14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>City of Gresham</p>	
<p>*15. Descriptive Title of Applicant's Project</p> <p>2015-2017 Consolidated Plan Action Plan for the City of Gresham</p>	

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant: OR-3	*b. Program/Project: OR-3	
17. Proposed Project:		
*a. Start Date: 07-01-2010	*b. End Date: 06-30-17	
18. Estimated Funding (\$):		
*a. Federal	\$1,343,805	
*b. Applicant:		
*c. State		
*d. Local	\$151,952	
*e. Other		
*f. Program Income	\$45,500	
*g. TOTAL	\$1,541,257	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process? <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		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) <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 28, 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		
Authorized Representative:		
Prefix: Mr	*First Name: Erik	
Middle Name:		
*Last Name: Kvarsten		
Suffix:		
*Title: City Manager		
*Telephone Number: 503-619-2340	Fax Number:	
* Email: Erik.Kvarsten@grashamoregon.gov		
*Signature of Authorized Representative: 		*Date Signed: 5/18/2011

Authorize for Local Reproduction

Standard Form 424 (Revised 10/2005)
 Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424	Version 02
<p>*Applicant Federal Debt Delinquency Explanation The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.</p>	

Multnomah County
Department of County Human Services/Community Services Division
2016-2017

CERTIFICATIONS
24 C.F.R. 91.225

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, Multnomah County certifies that:

Affirmatively Further Fair Housing – Multnomah County 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 – Multnomah County 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 – Multnomah County 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; and
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs;
 - (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 Multnomah County'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. Multnomah County 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.

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.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and Multnomah County 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.

Acquisition and Relocation -- Multnomah County will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24.

Section 3 -- Multnomah County will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

SPECIFIC CDBG CERTIFICATIONS

Multnomah County certifies that:

Citizen Participation -- Multnomah County is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Multnomah County's 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 -- Multnomah County is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- Multnomah County 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) 2014, 2015 & 2016, 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. Multnomah County 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 – Multnomah County 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 – Multnomah County's notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

HOME program—Multnomah County certifies the following:

- (1) HOME funds used for tenant-based rental assistance are an essential element of its consolidated plan;
- (2) It is using and will use HOME funds for eligible activities and costs, as described in §§ 92.205 through 92.209 of this subtitle and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214 of this subtitle; and
- (3) That before committing funds to a project, the it will evaluate the project in accordance with 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.

Compliance with Laws – Multnomah County certifies that it will comply with applicable laws.


Signature/Authorized Official

6/16/16
Date

Chair, Multnomah County Board of County Commissioners
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING DRUG-FREE WORKPLACE REQUIREMENTS:

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 – DCHS – 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).

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved Ed. 1076-0005

Version 7.03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 6-6-2018	Applicant Identifier 93-802233	
3. DATE RECEIVED BY STATE		State Application Identifier		
4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier		
5. APPLICANT INFORMATION				
Legal Name Multnomah County, Oregon				
Organizational DUNS: 03 078 4886				
Address: Street: 421 NW Oak Street, Suite 213				
City: Portland				
County: Multnomah County				
State: OR				
Zip Code 97204				
Country:				
Organizational Unit: Department of County Human Services				
Division: Community Services Division				
Name and telephone number of person to be contacted on matters involving this application (give area code): First Name Last Name Middle Name Initial Phone Number (give area code) Fax Number (give area code)				
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 03-0784886				
7. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify):				
8. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 10-10-118				
9. TITLE (Name of Program): Community Development Block Grant-Entitlement Grants				
10. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Multnomah County, Oregon				
11. PROPOSED PROJECT Start Date: July 1, 2018 Ending Date: June 30, 2017				
12. ESTIMATED FUNDING:				
a. Federal \$ 274,880				
b. Applicant \$				
c. State \$				
d. Local \$				
e. Other \$				
f. Program Income \$				
g. TOTAL \$ 274,880				
13. CONGRESSIONAL DISTRICTS OF: a. Applicant First, Third and Fifth in Oregon b. Project First, Third and Fifth in Oregon				
14. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY S.E.O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW				
15. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No				
16. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN ONLY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
17. Authorized Representative: First Name Last Name Middle Name Initial Signature of Authorized Representative Telephone Number (give area code) Date Signed				
Previous Edition Usable Authorized for Local Reconstitution				

Appendix - Alternate/Local Data Sources

1	Data Source Name Test addition Administrative Data set
	List the name of the organization or individual who originated the data set. Test PHB
	Provide a brief summary of the data set. This is a brief summary of alternate data set test.
	What was the purpose for developing this data set? What was the purpose for developing this data set. The purpose is to test.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Test of hoow comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Test of time. What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)? Tests of statust.
2	Data Source Name test #2
	List the name of the organization or individual who originated the data set. #2
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?

	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
3	Data Source Name NA 20
	List the name of the organization or individual who originated the data set. asdfasfd NA 20
	Provide a brief summary of the data set. asdfasfd A20
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ';lkasdfllksafdk NA 20
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? sdg
	What is the status of the data set (complete, in progress, or planned)? sdfg
4	Data Source Name Census 2010
	List the name of the organization or individual who originated the data set. HUD

	Provide a brief summary of the data set. Cost of Housing
	What was the purpose for developing this data set? update the data
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Multnomah County
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? <i>Data Source: 2000 Census (Base Year), 2010-2014 5-Yr ACS</i>
	What is the status of the data set (complete, in progress, or planned)? Complete
5	Data Source Name Homeless Street Count
	List the name of the organization or individual who originated the data set. Coordinating Committee to End Homelessness
	Provide a brief summary of the data set. Bi-annual point in time homelessness street count
	What was the purpose for developing this data set? Estimate of the number of homeless people
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Multnomah County
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? January 2015
	What is the status of the data set (complete, in progress, or planned)? Complete

6	Data Source Name HOPWA
	List the name of the organization or individual who originated the data set. Portland Housing Bureau
	Provide a brief summary of the data set. HOPWA
	What was the purpose for developing this data set? knowing the degree of people with HIV at risk of homelessness
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? 18 jurisdictions in the Portland Metro Area
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2015
	What is the status of the data set (complete, in progress, or planned)? Complete
7	Data Source Name MLS
	List the name of the organization or individual who originated the data set. MLS
	Provide a brief summary of the data set. regional real estate listing service
	What was the purpose for developing this data set? real estate
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? comprehensive
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2016

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>
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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2016-2020 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. 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). This Consolidated Plan includes the 2016-2017 Annual Action Plans for members of the Consortium.

- CDBG Program Objectives: Provide decent housing; Create suitable living environments; Expand economic opportunity
- HOME Program Objectives; Expand the supply of decent, safe, sanitary and affordable housing.
- ESG Program Objective: Reduce and prevent homelessness.
- HOPWA Program Objective: Provide housing for persons with HIV/AIDS.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below:

Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)

The 5 year objective for the Consortium is to assist over 23,000 households access affordable housing choice including safe housing, in good condition for all residents. Projects accomplishing this goal

include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

Gresham specific 5 year Goals include: Rental units rehabilitated- 170 housing units; Homeowner Housing rehabilitation- 80 housing units; Direct Financial Assistance to Homebuyers- 35 households; TBRA- 520 households

Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)

The 5 year Consortium goal includes preventing and reducing homelessness and increasing stability for over 72,000 residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.

Gresham specific 5 year Goals include Public Services activities other than low-mod housing- 26,000; Other Homelessness Prevention- 400

Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

This goal includes improving infrastructure, facilities, economic opportunities and economic development. 5 year Consortium goals include creating jobs, 10,000; assisting 1,750 business and servicing over 9,000 residents with infrastructure improvement. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.

Gresham specific 5 year goals include Public facilities or infrastructure other than low mod housing- 9,218.

3. Evaluation of past performance

The City of Portland, the City of Gresham and Multnomah County have made significant progress over the years in meeting needs. The organizational structure includes coordination between departments within the Consortium jurisdictions, as well as, coordination with agencies outside the Consortium,

including Metro and Home Forward. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure and fostering a system and improvements to spur economic development.

A key part of the evaluation process has been the development of strategic questions related to accomplishments. Are activities and strategies making an impact on identified needs? What indicators best describe results? Are major goals on target? What are the barriers that have a negative impact on fulfilling the strategies and overall vision? What adjustments or improvements to strategies and activities might meet community needs more effectively?

The upcoming Analysis of Impediments to Fair Housing will help focus on these strategic questions. The Consortium partners include metrics that will annually evaluate the Five-Year goals, priorities and strategies and these will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER). Consultation will be held with leadership, public officials, partner agencies and community stakeholders.

Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and a Home for Everyone. In addition, HUD has designated the Consortium area a Preferred Sustainability Status Community. Metro, our local regional government which includes jurisdictions in Clackamas and Washington counties, coordinates a number of planning efforts to advance the sustainability of this region. Metro has also created regional “opportunity maps” that illustrate challenges and offers strategies to create communities where everyone has access to opportunities like jobs, education, housing, parks, transportation and basic services. Home Forward (our Housing Authority) is a key partner and provider to Consortium members. These and other partnerships, built over the years, are the basis for past successful performance and a promising path forward. The Consortium has a strong planning system in place, but we recognize that decreased funding and public support is always a challenge to implementation.

4. Summary of citizen participation process and consultation process

The consultation process for this Consolidated Plan was extensive, giving citizens and service providers many opportunities to contribute. Citizen Participation was conducted through two Community Need Hearings, focus groups, door knocking, four public meetings about barriers to Fair Housing, a regional

survey to 22,000 participants, local Action Plan hearings and budget hearings. Specific efforts to broaden citizen participation included a door-to-door-survey conducted in Gresham, a regional online survey and language-specific focus groups in Portland. For the Need Hearings special attention was given to making them hearing accessible and known to non-English speaking citizens. The participation of non-English speaking residents made it clear that this group is especially vulnerable to substandard housing conditions, displacement and barriers to housing choice. The door-to-door survey, translated into five languages, was conducted in Gresham's Rockwood neighborhood, which is a largely low-income neighborhood. Survey efforts and focus groups also included public housing residents. Consortium staff also met with individuals living in transitional and subsidized housing, as well as, advocates for veterans, elders, communities of color and people living with disabilities.

5. Summary of public comments

Public comments were offered through public hearings, written submissions and in-person interviews.

The majority of public comments have been about a lack of affordable housing options of all types and in all locations throughout Multnomah County. Commenters noted that the lack of affordable housing has led to substandard living conditions and homelessness. Increased housing prices are creating many negative neighborhood social and economic changes, among them involuntary displacement from housing. A summary of comments include: low vacancy rates, tightened credit and criminal screening, increased rents, housing discrimination, scarcity of living wage jobs and lack of financial support for small business. The enormous increase in rents and home purchase prices in the City of Portland has driven low-income households, recent immigrants and communities of color to East Multnomah County and the City of Gresham. Dramatic increases in displaced populations have created greater demand for infrastructure development and improvements such as sidewalks, parks and public transportation in east Multnomah County.

It is clear from our housing Market Analysis and Needs Assessment that Multnomah County's housing and economic conditions are adversely impacting already disadvantaged communities. Our volatile housing market conditions are making closing the minority homeownership gap all the more difficult. Our lack of living wage employment, combined with increasing rental prices, compounds the existing problem of ensuring housing choice.

Our analysis of educational opportunities concludes that our region's economic recovery is based on growing businesses or industries that require higher education and/or specialized training. Low educational attainment is a leading indicator of reduced economic success. Barriers to education were noted by participants in our Community Needs Hearings, focus groups and surveys. Community participants in the Needs Hearings, focus groups and surveys have also noted the need to improve public infrastructure to ensure neighborhood safety. Those who rely on walking, biking or using public transportation to commute to work indicated the need for safe streets and bike lanes, improved sidewalks and street lighting to ensure safety.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were considered and/or incorporated in the Consolidated Plan.

7. Summary

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GRESHAM	
CDBG Administrator	GRESHAM	Community Revitalization

Table 65– Responsible Agencies

Narrative

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. Staff for the HOME Consortium meets periodically for coordination of planning. Staff seeks guidance from their respective housing investment committees.

Consolidated Plan Public Contact Information

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Gresham, Oregon 97030

(503) 618-2404

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section under Portland's plan outlines in detail consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed and publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs. The Portland Consortium includes representatives from the City of Portland, the City of Gresham and Multnomah County. They participate in regional planning efforts concerning all aspect of needs and opportunities covered by this Consolidated Plan, including economic development, transportation, public services, special needs, homelessness, and housing. Needs far exceed resources so the Consortium members have worked together to make decisions and set long-term priorities. Coordination within the Cities also consisted of input and review from the Portland Housing Advisory Commission, the Fair Housing Advocacy Committee, the Federal Funding Oversight Committee, the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. Coordination with Home Forward and Housing, service-providing agencies, and other stakeholders are described below. Their comments and input are reflected in discussions throughout this Consolidated Plan.

The list of agencies, groups and organizations consulted is outlined in detail in the Consortium lead plan and not duplicated in the table in Gresham's plan. The City of Gresham was an active member in all consultation. A few agencies and organizations having a particular bearing on statements of needs and priorities for Gresham are listed in the table in this section. For the complete list of consultations, please refer to the plan for the lead entity (City of Portland).

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Representatives of the Consortium of the City of Portland, City of Gresham and Multnomah County participate in regional planning efforts concerning all aspects of needs and opportunities covered by this Consolidated Plan, including housing, public services, homelessness, special needs, economic development and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing and supportive services. Coordination efforts and

planning processes are reflected in discussions throughout this 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 have occurred in the course of regularly-occurring meetings of the Portland Housing Advisory Commission, A Home for Everyone coordinating board, the Fair Housing Advocacy Committee, Healthy Homes Coalition, Oregon Opportunity Network in special meetings and hearings sponsored by the City of Portland, the City of Gresham and Multnomah County and in specially noticed Consolidated Plan hearings. Consultation occurred with both housing and service providers; Home Forward (formerly Housing Authority of Portland); 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.

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. For this plan the Consortium met specifically, or within the course of everyday business, with each of the required public and private agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The grantee consortium coordinates with the State of Oregon Department of Human Services and other government and community partners to improve protocols and coordination for individuals experiencing homelessness discharged from institutions in our community. Partnerships include: Foster Care, Healthcare, Mental Health, Corrections.

All three of our Consolidated Plan jurisdictions (Portland, Multnomah County, and Gresham) are represented on the Continuum of Care (CoC) Board (meets monthly) and its Executive Committee (meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee to work on strategic planning, outreach, evaluation and system coordination. All of the jurisdictions support the Continuum's priorities

focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The CoC is part of a coordinated effort called “A Home for Everyone.” The A Home for Everyone Plan calls for assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability.

CoC goals from Consortium local homelessness plan align with our Consolidated Plan. Under the 2016-2020 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity). The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.) The CoC specifically looks at the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. The CoC is working on a single point of entry system, it has been successful at addressing veteran homelessness, and the CoC is using its experience to address other special need homeless populations.

Discharge communication is attached along with the ESG guidelines to the Lead Entities Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Portland Consortium work closely with the Collaborative Applicant of the Continuum of Care (planning for allocation and use of Emergency Solutions Grant (ESG) funds). ESG policies and procedures were created and are updated periodically in cooperation with the Consortium. Guidelines ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by all three entities. The Collaborative Applicant (City of Portland) is also the HMIS lead and works closely with Multnomah County to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes.

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to more effectively end homelessness. Our CoC currently directs ESG to expand capacity of the

regional Short Term Rent Assistance program and operate emergency shelter closely aligned with locally- and CoC-funded housing resources. PHB monitors ESG recipients and evaluates project performance using CoC-developed housing placement outcomes collected in the regional homeless management information system (HMIS). Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness and HMIS reports and ESG recipient feedback, and ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures. The CoC's data and evaluation subcommittee evaluates outcomes to provide direction for project- and system-level performance improvements.

The responsibility for implementing the Plan will rest with the Portland Housing Bureau, Gresham's Community Development Department, 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.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 66– Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Gresham
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviews were held with department representatives including public services, homelessness, economic development, planning, parks/recreation, transportation and other infrastructure need.
2	Agency/Group/Organization	HUMAN SOLUTIONS INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Market Analysis

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Individual consultation with agency representatives
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Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 67– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Home Forward, the housing authority for the cities of Multnomah County, was specifically consulted for the sections of the Consolidated Plan relevant to their portfolio. The state is consulted for all notices of funding. The County is specifically consulted in planning for housing supportive services, referral and other housing stabilization initiatives. The Consortium members are all active members of the Continuum of Care, A Home for Everyone and other committees that influence homelessness prevention and homeless services. The Consortium also works in consultation with the community development and infrastructure organizations such as the Portland Development Commission, Metro, Tri-Met, Oregon Department of Transportation and equivalent municipal agencies and other public entities and associations that set priorities for the use of resources in the region, set goals and measure progress in meeting those goals.

Narrative

A number of plans and reports were consulted in preparation of this Consolidated Plan, reflecting policies, needs or significant research. Those include:

- City of Gresham Comprehensive Plan

- Gresham Community Development Plan

- City of Gresham Parks & Recreation, Trails and Natural Areas Master Plan

- Gresham Neighborhood Change Analysis

- Multnomah County Comprehensive Gang Assessment

- City of Gresham Capital Improvement Program

- Gresham Powell-Division Transit and Development Project Action Plan

- The Cost of Affordable Housing Development in Oregon (Meyer Memorial Trust)

- Rockwood Speaks (and Rockwood Knocks)

- Multnomah County Department of County Human Services, 2012 Annual Report

- Poverty in Multnomah County (2014)

- Map Gresham: Opportunity Analysis

- City of Gresham Housing Study

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation was encouraged through two Need Hearings and three jurisdiction Action Plan hearings. All of the events were advertised in the *Daily Journal of Commerce*, the *Gresham Outlook*, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged through focus groups, door knocking, four public meetings about barriers to Fair Housing, a regional survey to a panel of over twenty thousand people, local Action Plan hearings, and budget hearings. Specific efforts to broaden citizen participation included a door-to-door survey in Gresham, a regional online survey, and nine language and culturally specific focus groups in Portland. The focus groups included African Americans, Asian/Pacific Islanders, Hispanics and recent refugee groups from Nepal, Burma, and Somalia. For the Need Hearings special attention was given to making the hearing accessible and known by non-English speaking citizens. The participation of non-English speaking residents made it clear that this group is especially vulnerable to substandard housing conditions, displacement and barriers to housing choice. The door-to-door survey was conducted in Rockwood, a low-income neighborhood. Members of public housing were reached through the survey and a focus group. Staff met with individuals in transitional housing and subsidized housing and met with advocacy groups for veterans, elders, people of color, Fair Housing and people with disabilities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	60 people at the Multnomah County and City of Gresham need hearing. At least 3 language groups were present; Nepali, Spanish and Russian.	<p>Affordable housing for renters and homeowners; job training and small business opportunities; safer neighborhoods - better lighting and more sidewalks; community meeting places; grocery stores including ethnic specific; better transportation; refugees need more support training</p>	All comments accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/broad community		The single comment was that mental health needs are not adequately met and that ADA accessibility is a need; both areas are noted in the Needs Assessment.	Not applicable	

Table 68– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs in Gresham and in the entire Consortium are significant. Throughout Multnomah County housing costs are rising faster and more steeply than household income. While there is a demand for skilled employees in sectors with high wages, the face of the economy has changed with declining manufacturing and resource processing industries. Regional economic strategies point to the necessary relationship between housing, jobs and community amenities (parks, transportation, shopping, recreation, education and services). The vision of that balance was repeated in outreach for this Consolidated Plan and other planning efforts in the region and in Gresham.

There is a need for housing in good condition in safe neighborhoods that fit the incomes of households that live there. Gentrification and rising housing costs in Portland have been the impetus for relocation to East Multnomah and Gresham. While housing costs have been historically lower in Gresham, costs are rising with demand and vacancies extremely low (perhaps 2% or less). Households with lowest incomes are most at risk. HUD-supplied data show that of renter households with incomes to 30% of area median, at least 61% are paying more than half of that meager income for housing and utilities. Of renter households with incomes between 30% and 50% of median income, 34% are spending more than half of their income for housing and utilities. Households throughout the County (with incomes at or below 100% of median income) are paying more than half of that income for housing. Each of those households is vulnerable to: living in overcrowded conditions; living in substandard housing; having to make choices between food, medical care, other necessities and housing; and, becoming homeless.

There is a need for increased services to prevent and/or relieve homelessness and to assist individuals to become self-sufficient. Twenty-two percent of all Gresham residents live in poverty. Almost one-third of Gresham children under the age of 18 live in poverty. Employment options and training are critical, including for youth. Gresham has high concentrations of vulnerable populations in need of assistance. At the same time, neighborhood residents are involved and supportive of small businesses and improvements within their neighborhoods, Rockwood being a prime example.

There is a need for emergency and sustained services, especially those that meet immediate needs. Fully 12% of households in Gresham households are single parents living with their own children and no spouse and three-quarters of those are female householders. If working full-time, year-round, Gresham women earn less than men – about 14% lower. In reality, since median earnings for all workers equaled \$25,282 (2014 5-year ACS), part-time and temporary jobs are common among Gresham workers. Forty percent of single female householder households lived in poverty, more so if there are children – 50.5% of those with children under 18 and 53.5% of those with children under the age of five. Yet, the living wage for a household with one adult and one child is \$48,061. There is a lack of quality affordable childcare and transportation options are limited without a car. Even then, transportation is expensive.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Gresham has extensive needs for public facilities. There are currently no community centers, no senior centers and no recreation facilities. In outreach conducted for this plan, along with ongoing community outreach conducted by the City and Multnomah County, it is clear that there is a need for community gathering places and for safe recreation options for youth.

The City Council/Gresham Redevelopment Commission 2015 Work Plan outlines a project in conjunction with the Boys and Girls Club of Portland (Stark Street Redevelopment) and other organizations to construct a new facility to provide services, recreation and programs for youth. Construction of a new facility at Pat Pfeifer Barrier Free Park offers activity areas, a kitchen and rooms to continue a successful mentoring program for Gresham youth. In addition, redevelopment of the former Fred Meyer site and renovation of the Rockwood Community Office building in Rockwood are seen as key steps in the Catalyst Site Redevelopment Project to create jobs and support local entrepreneurs and businesses. The project is also a strategy to revitalize the neighborhood and increase local community access to food retailers.

Citizens involved in the process of developing the *City of Gresham Parks and Recreation, Trails and Natural Areas Master Plan* (2009) had concerns about safety and security as well as the condition and maintenance of parks. In addition to deferred maintenance at existing facilities, there is a need for new resources in currently unserved areas. There is also a need for recreation programs to bring people into the parks and recreation areas. The City faces a significant shortage of funding needed to maintain existing parks (an estimated shortfall in 2006 of \$2.4 million annually) without even considering the \$292 million required to complete priority projects identified in the plan. The City has established priorities for determining projects within existing funding gaps including priorities for efficiency, increasing trail connectivity, focusing on underserved populations, promoting community livability and economic development and leveraging funds from multiple sources.

How were these needs determined?

Describe the jurisdiction's need for Public Improvements:

The Transportation System Plan is a blueprint for biking, walking, driving and transit through 2035. Goals are for healthy and active transportation options; safe and efficient system; economic development; well-connected, multi-modal system; and, increased environmental stewardship. The City's Capital Improvement Program (2016-2020) identifies \$25 million in transportation projects including street improvements, signage and streetlights among other projects. An additional \$5 million has been included in projects related to footpaths and bikeways; identified projects include curb cuts and other enhancements to improve accessibility. Projects related to parks and trails totaling \$3 million have been identified in the near-term (through 2016-2017), including the Nadaka Nature Park.

According to the 2015 *Gresham Neighborhood Change Analysis*, development of the regional bus rapid transit (BRT) along Powel and Division Streets would bring rapid and reliable bus transit to the Division Street Corridor in Gresham and to the employment campuses in northeast Gresham, including Mt. Hood Community College. The BRT (bus rapid transit) will further enhance alternatives to cars in Gresham and regionally. The route in Gresham will focus on Division, connecting to Downtown Gresham and then to Mt. Hood Community College using Stark Street. This will stimulate more commercial development in Downtown and the Civic Neighborhood, bringing site improvements, along with housing and other amenities. Public engagement conducted as part of the process indicated preference for sidewalks, safe and attractive stations, bicycle lanes; community gathering places; access to parks and shopping; support for jobs and housing available at a range of costs.

Additional outreach conducted in early 2015 and summarized in the *Powell-Division Transit and Development Project: City of Gresham Business and Multicultural Engagement Report* found wide support from diverse communities for improved safety, sidewalks, crosswalks, gathering places and other amenities that make transit approachable and useful. There was a strong voice for linking improvements to housing and jobs – higher paying jobs and lower-cost housing. There was a frequent expression of fear of increasing rents. “We moved here from North Portland. If the rents go up, up and up, we will have to move again.”

Stakeholders reported needs for pedestrian improvements throughout Gresham including sidewalks, curb cuts, mid-walk crossings, street lighting and other amenities. The organization Safe Routes to Schools sponsored outreach in Rockwood and worked with the community to outline needs and concerns. These echoed needs identified in other outreach efforts: increased safety, sidewalks, lighting, paths, safe transportation to school. Gresham has been installing ED street lights, and is focusing on audio beacons, curb cuts, tactile ramps and sidewalks throughout. The City is also working on an “Active Transportation” plan that will focus on biking and walking. All needed improvements require considerable funding commitments.

How were these needs determined?

Describe the jurisdiction's need for Public Services:

Needs discussed throughout the Consolidated Plan apply to Gresham, as well as to all of Multnomah County. Demand for public services exceeds system capacity for service. Gresham is a partner in the Continuum of Care and *A Home for Everyone* applies to needs in Gresham. However, Gresham and East Multnomah County are seeing increasing needs as people leave Portland looking for more affordable housing. According to *2014 Poverty in Multnomah County* poverty is increasing and is shifting into East Multnomah County. Safety net programs have been cut and face additional cuts. In discussing the “geography of poverty” the report notes that people in poverty, including people of color, have moved to areas with fewer resources to support meeting basic needs, including access to social services, quality education, food, parks, transit, sidewalks and jobs. In addition, there is increased demand for culturally and language-appropriate service connections, a necessity that puts added burdens on taxed systems.

There is a need for mobile outreach services, including for mental health and substance abuse assessment and triage into treatment. JOIN outreach workers are stretched in their capacity to link homeless persons with housing and services and the fund for temporary or short-term rental assistance is depleted well before the fiscal year ends. It is hard to control crime, drugs and other problems in homeless encampments and there is no shelter in Gresham other than emergency cold-weather shelters in churches.

The 2014 report *Multnomah County Comprehensive Gang Assessment* found that while overall crime in Multnomah County has decreased in recent years there has been a shift in crime to southeast and east Portland and to Gresham. Poverty and low school attachment contribute to gang involvement. There is a need for safe and productive options for youth, for education, and for employment training and placement. Gresham supports gang prevention and intervention by funding recreational programs in the park and evening basketball. The Rockwood neighborhood is an area of particular interest in efforts to promote livability and safety. At the same time, public safety is a focus evidenced by participation in regional coalitions on gang suppression.

Stakeholders interviewed for this Consolidated Plan indicated that the number of victims of domestic violence seeking services in East Multnomah County has increased, accounting for as much as 70% of

people seeking shelter. Victims, alone and especially with children, are extremely vulnerable to becoming homeless. In the *2015 Domestic Violence Counts*, the National Network to End Domestic Violence reported on surveys of providers throughout the United States. On a single day, Oregon providers reported serving 1,132 adults and 757 children. During the first year (2015) implementing the Domestic Violence Coordinated Access system in Multnomah County, there were at least 20 individuals and families fleeing violence and seeking housing from service providers each month. There are undoubtedly more victims who flee or attempt to flee violence without seeking help through DV Coordinated Access. The Resource Coordination Team (RCT), which matches applicants and providers, estimates that they can only meet a small fraction of housing needs.

By the year 2050, 22% of the County population will be 65 or older; currently 11% of the population in Gresham is 65 or older. Currently close to 9% of seniors live in poverty and 42% of seniors had a disability, most frequently mobility-related. Nine percent of seniors live alone (3,405 persons). Given the aging population, it is expected that seniors will increasingly rely on having options to live safely and affordably, including transportation, housing choices and access to services.

How were these needs determined?

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The cost of housing in Gresham has traditionally been more affordable than in Portland. With continuing rising prices in Portland, people are looking for lower-cost opportunities in east Multnomah County and Gresham. This demand, coupled with low vacancies in Gresham will influence the cost of housing, whether for purchase or for rent. According to the 2015 *Gresham Neighborhood Change Analysis*, housing costs rose much more than income from 2000 to 2014, and more so in Portland than in Gresham. (The cost of single family housing rose 77% in Portland and 43% in Gresham. The cost of multifamily housing rose 79% in Portland and 40% in Gresham. Income rose 29% in Portland and just 8% in Gresham.) Housing costs are increasing because of demand and income is not keeping pace, which especially burdens lower-income households.

Middle-income households also feel the effects of rising housing costs compared to income. High housing costs (including utilities) may be unaffordable to wage-earners. For example, the fair market rent for a 2-bedroom unit in the region is beyond the reach of people earning minimum wage, people working in retail sales, customer service representatives, and nursing assistants, to name a few occupations. The fair market rent for a 3-bedroom unit is not affordable to medical technicians, carpenters and postal service carriers.

People displaced from Portland because of rising housing costs are vulnerable to further displacement if costs continue to rise in Gresham. As one individual expressed in a community meeting “We moved here from North Portland. If the rents go up, up and up, we will have to move again.” Continued displacement because of costs has multiple consequences including community cohesion, children’s school performance and development of social networks.

Housing condition is also vulnerable particularly with high turnover and vacant or boarded units. The City of Gresham was one of the first jurisdictions to establish (in 2007) a rental housing inspection program, funded primarily through modest rental license fees. The program results in periodic inspection of properties for compliance with a broad range of habitability standards including fire, life and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors and exposed wiring.

The inspection program is a practical approach to raised expectations for both landlords and tenants and both benefit, as well, as the city as a whole.

The inspection program, including removal of spot bight, and diligence by the City in removing graffiti has reduced turnover and increased the quality of housing in Gresham. Landlords and tenants benefit from education, which is provided by staff in Spanish and in other languages through translation phone lines. Residents who do not speak English can be victimized easily, such as with threats of retaliation. Regular presence in the community of inspection staff has raised awareness and reduced the incidence of violations of landlord tenant and other policies.

Ensuring appropriate housing for all populations (persons with disabilities, seniors, young households just starting out, skilled workers and families) and choices in price is recognized as essential to a vibrant city and to a vibrant economy. The Comprehensive Economic Development Strategy, Greater Portland 2020, recommends addressing the regional supply and affordability of housing through a region-wide housing plan. The plan would consider housing affordable to a diverse workforce that is at the same time accessible to jobs. This applies to middle-income wage earners and lower-income wage earners alike.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	730	95	2	0	-2
Arts, Entertainment, Accommodations	5,072	3,799	13	12	0
Construction	2,508	1,540	6	5	-1
Education and Health Care Services	6,938	5,640	17	19	1
Finance, Insurance, and Real Estate	2,129	2,427	5	8	3
Information	724	239	2	1	-1
Manufacturing	4,624	5,941	12	20	8
Other Services	1,787	1,212	4	4	0
Professional, Scientific, Management Services	3,116	889	8	3	-5
Public Administration	0	0	0	0	0
Retail Trade	5,426	4,229	14	14	0
Transportation and Warehousing	1,799	751	5	2	-2
Wholesale Trade	2,313	1,625	6	5	0
Total	37,166	28,387	--	--	--

Table 69 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	54,644
Civilian Employed Population 16 years and over	47,871
Unemployment Rate	12.39
Unemployment Rate for Ages 16-24	34.79
Unemployment Rate for Ages 25-65	7.80

Table 70 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector		Number of People
Management, business and financial	8,119	
Farming, fisheries and forestry occupations	2,260	
Service	6,347	
Sales and office	12,388	
Construction, extraction, maintenance and repair	4,418	
Production, transportation and material moving	2,918	

Table 71 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	25,612	57%

Travel Time	Number	Percentage
30-59 Minutes	15,613	35%
60 or More Minutes	3,644	8%
Total	44,869	100%

Table 72 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,423	682	2,642
High school graduate (includes equivalency)	10,303	1,616	3,827
Some college or Associate's degree	15,546	1,595	3,989
Bachelor's degree or higher	8,314	511	1,913

Table 73 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	275	1,122	1,226	1,539	993
9th to 12th grade, no diploma	1,610	1,857	1,328	1,675	1,081
High school graduate, GED, or alternative	3,954	4,529	3,790	7,439	3,732
Some college, no degree	3,896	4,709	3,227	8,245	3,233
Associate's degree	631	1,277	1,154	2,583	777
Bachelor's degree	500	2,092	1,821	3,714	1,305

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	18	546	694	1,871	753

Table 74 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,982
High school graduate (includes equivalency)	28,148
Some college or Associate's degree	31,718
Bachelor's degree	40,027
Graduate or professional degree	57,486

Table 75 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the 2014 5-year American Community Survey estimates, there were close to 50,000 people age 16 and older in the civilian workforce employed in Gresham. Services and retail dominated the sectors with just 27% employed in construction, production or transportation-related sectors. In neighboring Portland, 46% of those employed are working in management, business, science and the arts. In comparison, 25% of workers in Gresham were employed in those sectors. Types of jobs have been changing over time – fewer jobs in manufacturing and resource processing, and more jobs in retail and service. Health care is a strong and growing component of the local and regional economy. In Gresham, 21% of the civilian employed population worked in educational services, health care, and social assistance, comparable to Portland (25% of workers were employed in those sectors).

As with any regional economy, commuting is common. Housing is less expensive in Gresham than in Portland and some people opt to live further away from jobs to take advantage of lower costs. The cost of commuting, especially when gas prices are high, can offset the savings in housing costs. Most of Gresham residents who work commute to a site outside the city limits for their jobs (74% commute to work outside of Gresham). The reverse is true of Portland working residents (74% both live and work in Portland).

Describe the workforce and infrastructure needs of the business community:

The City of Gresham is aggressively promoting changes in the City to improve the business climate and increase jobs. The City sponsors a program to encourage small businesses by offering incentives for permits and licenses for remodeling and façade improvements for vacant and some occupied business spaces. The Small Business Center actively assists potential businesses in Central Rockwood, the Civic Neighborhood or Downtown. To date at least 140 businesses have been helped to the benefit of both the business and the community.

The City has utilized Section 108 loan guarantee funds backed by CDBG grants to improve public facilities and infrastructure, accomplish eligible housing rehabilitation, and foster economic development activities. Funds have been used in the past to meet City goals of promoting investment in low-income neighborhoods, leveraging additional funds to stimulate private development, achieving multiple affordable housing goals, and revitalizing neighborhoods, particularly in Rockwood.

The *Gresham Powell-Division Transit and Development Project Action Plan* (Urban Design and Planning Department 2015) outlines transit improvements (BRT, bus rapid transit) which will further enhance alternatives to cars in Gresham and regionally. The route in Gresham will focus on Division, connecting to Downtown Gresham and then to Mt. Hood Community College using Stark Street. This will stimulate more commercial development in Downtown and the Civic Neighborhood, bringing site improvements, along with housing and other amenities.

Along with infrastructure needs and planned improvements, workforce training is essential. There is a large existing employment base, including Boeing, the US Bank Processing Center and several technology and electronic firms in Gresham. There are gaps in skills of the existing workforce

to meet needs in some of these industries. There are also gaps in entry-level skills – many of those seeking employment do not understand or follow the basics of becoming a valued employee (such as being on time for work).

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Gresham's Economic Development Traded Sector Jobs Strategy contains two goals, the first related to manufacturing and the second to professional services. Both the goals and strategies build on existing assets in Gresham – there is already a strong economic base in the two target opportunity areas: advanced electronics and specialized machinery and equipment. The goal related to manufacturing is to strengthen and grow the existing manufacturing sector, retaining and creating family-wage jobs by retaining existing companies and recruiting new ventures within the opportunity areas. The goal related to professional services is to encourage job creation and new investment in Gresham's industrial and regional centers. The City provides incentives including rapid land use review and approval, shepherded process for new industrial projects, access to New Industries Grant funds, and specialized zones (Enterprise and Strategic Investment) to financially benefit new qualifying developments.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The level of educational attainment in Gresham is low compared to Portland – 18% of Gresham residents age 25 and over had a bachelor's degree or higher, compared to 44% of Portland residents (and 30% of all of Oregon residents). At the other end of the spectrum, 16% of Gresham residents (age 25 or older) did not have a high school diploma or equivalency (2014 5-year ACS) compared to 9% in Portland and 11% in Oregon.

The lower skill level corresponds, too, to lower earnings whether individuals held jobs in Gresham or elsewhere in the region. The median earnings for all workers in Gresham was \$25,828, compared to \$30,581 for workers in Portland. These are median values across all workers whether or not they were working full-time, year-round. Median earnings for Gresham male residents working full-time, year-round was \$42,437 (14% lower than for Portland residents). Median earnings for Gresham female residents working full-time, year-round was \$36,303 (18% lower than Portland). Whether or not the workers commute, earnings of Gresham residents are lower than those of Portland residents.

Unemployment was also higher (2014 5-year ACS) for Gresham workers (7.9%) than for Portland workers (6.6%) and all of Oregon (also estimated at 6.6%). As average wages increase with education, unemployment decreases. According to Bureau of Labor Statistics national estimates for 2013, a person with a bachelor's degree earned \$1,101 per week (median) with an unemployment rate of 3.5%. A person with less than a high school diploma earned \$488 a week with an associated unemployment rate of 9.0%. Young adults, particularly persons of color, have much higher levels of unemployment.

Illustrative of the challenge of improving employability and earning capacity of Gresham's vulnerable youth are findings from the 2014 report *Multnomah County Comprehensive Gang Assessment* (Lore Joplin Consulting). The report identified several low-income neighborhoods associated with high densities of students on free and reduced-cost meals in Rockwood and North Gresham. High drop-out rates, high school suspensions and low graduation and performance limit the ability of youth to thrive in adulthood.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Investment Board 2013-2015 Strategic Plan is a post-2008 recession call to action in response to job losses, stagnating incomes, changing industries, poverty and gaps in skills. The plan calls for engaging public and private partners to identify needs and provide pathways to having a skilled workforce in place, bringing in diverse populations including disadvantaged youth and others with barriers to finding and sustaining employment. Among the strategies is to enhance work-based learning. The Columbia-Willamette Workforce Collaborative represents a partnership focused on coordinating ideas and strategies. Three targeted sectors have been identified by the Collaborative: health care, advanced manufacturing, and IT/software. Projected openings over the next several years indicate that there will be a demand for skilled workers and a path available for living-wage and family-wage jobs.

Gresham is a partner in these regional efforts. In addition, Gresham has identified gaps and needed skills for industries currently in place in Gresham and nearby and those likely to grow in the future. A number of programs are in place in Gresham and the region to increase skills of the

workforce to improve employment options and more closely match the needs of local industries. These include programs offered by Worksystems, Inc. (WSI), noted above. Mt. Hood Community College in Gresham is currently developing a curriculum for Mechatronics program. This will provide skills needed to understand the link between software programs and the mechanical systems they run and will expand knowledge and skills in both components and the interface between them.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Gresham participates in the Greater Portland Economic Development District, staffed by Greater Portland Inc as part of a multi-county and two-state region. Greater Portland 2020 outlines several action steps. The first would more closely align industry and higher education so that what is taught will fill needed career paths. This also calls for support for public schools in efforts to reduce or eliminate gaps in achievement (for example, mentoring, training and public school foundations). The second is a focus on the global market and global talent, encompassing diverse leadership and talent locally. A third action area is to close the income gap in underrepresented and disadvantaged populations. The strategic plan recognizes the importance of strong communities in attracting and retaining industry and a skilled workforce. Attributes include improved transportation within and across counties and states. Likewise, a regional supply of affordable housing is essential. The plan calls for a region-wide housing plan to meet the housing needs of the middle-income and lower-income workforce, including housing that is close to jobs.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium has defined areas of racial and ethnic concentration as those that are twice the average in Multnomah County. For Gresham that includes all of Rockwood. Looked at from another perspective (access to opportunities and a mix of factors limiting access), there are several areas of vulnerability in Gresham. According to the 2015 report by ECONorthwest (*Gresham Neighborhood Change Analysis*), several Gresham neighborhoods are most vulnerable to rising housing costs. Gresham has higher concentration of vulnerable population (renters, non-white, lack of bachelor's degree, incomes below 80% of MFI), particularly in block groups along Burnside Street and east of Downtown. Looking at areas of vulnerability from a regional perspective, most vulnerable areas are in east Portland, Gresham, along I-205 and west of Highway 217. Areas in Gresham with higher probabilities of displacement because of the combination of higher risk populations and rising rents include Rockwood and Downtown.

In Gresham, 33 of 67 block groups meet low-mod qualifications – 51% of more of the population in these block groups living in households with incomes at or below 80% of area median (as determined by HUD). The Rockwood area is included (west of SE 202nd Avenue and north of Stark Street). Another area includes block groups bordered by SE Stark Street on the north and NE Kane Drive on the east along Burnside Avenue.

What are the characteristics of the market in these areas/neighborhoods?

Areas previously described as having concentrations of low-income and minority households are also among those with housing problems. Data are not available to narrowly define housing markets; however, input from neighborhood participants repeatedly report housing problems as a priority concern.

There is a need for housing in good condition in safe neighborhoods that fit the incomes of households that live there. Gentrification and rising housing costs in Portland have been the impetus for relocation to East Multnomah and Gresham. While housing costs have been historically lower in Gresham, particularly in Rockwood, costs are rising with demand and vacancies extremely low (perhaps 2% or less). Rockwood with the highest levels of poverty in the Region, are most at risk. Households throughout the County (with incomes at or below 100% of median income) are paying more than half of

that income for housing. Each of those households is vulnerable to: living in overcrowded conditions; living in substandard housing; having to make choices between food, medical care, other necessities and housing; and, becoming homeless.

Are there any community assets in these areas/neighborhoods?

Rockwood is a prime area of concern and is a focus of programs to enhance assets. It is a very diverse, culturally rich area of Gresham. As such, there is much effort to revitalize Rockwood. There is a new Rockwood Public Safety Facility which improves Gresham Police presence and visibility in Rockwood, provides a facility that is welcoming to citizens, attracts new private investment and creates opportunities for new community partnerships. The facility houses a range of functions, including, East Metro Gang Enforcement Team, Gresham Police Traffic Unit, Patrol and detective units and a community meeting room.

Additionally, the City entered into a Section 108 loan with Open Meadow School for acquisition and construction of a new 7th–12th grade college prep school. Starting with a class of 46 in 2014, the school will serve 270 students from six school districts by 2019. On the same site as Open School, development is underway for a new Boys & Girls Club. The new Club facility will be approximately 30,000 square feet occupying 1.7 acres. There are also street improvements and enhanced street crossing being funded by the City at this location.

Are there other strategic opportunities in any of these areas?

East Multnomah County and the entire corridor between Portland and Gresham is the focus of regional planning including housing, transportation and recreation. Transportation enrichment will increase access to employment and education. The Rockwood Rising redevelopment project includes the redevelopment of the former Fred Meyer site and renovation of the Rockwood Community Office building in Rockwood and are seen as key steps in the Catalyst Site Redevelopment Project to create jobs and support local entrepreneurs and businesses. The project is also a strategy to revitalize the neighborhood and increase local community access to food retailers.

The Catalyst site redevelopment project seeks to build an active, pedestrian-friendly, mixed-use town center in the heart of Rockwood. In addition to meeting the needs of this highly diverse, growing, young and family-oriented community, the idea is to create a colorful, innovative and authentic destination to attract visitors to Rockwood. Interim improvements to the Catalyst Site include, The Plaza del Sol, a wildflower field with a quarter-mile walking path and a children's playground.

The City of Gresham and regional partners are striving to employ strategies to reduce homelessness and problems related to lack of services while enhancing opportunities targeted to regional improvements and reflecting community-defined skills. In Rockwood, for example, residents have helped define business opportunities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following sections outline the priority needs and associated goals for the Consortium and for the City of Gresham. Priorities were established after review of information and outreach within the community to residents and to providers of services.

The priority needs are:

- Affordable housing choice
- Basic services & homeless prevention/intervention
- Community & economic development

Priority goals are:

- Increase and preserve affordable housing choice
- Reduce homelessness & increase stability
- Infrastructure, facilities & economic opportunity

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 76 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Gresham has not identified specific geographic target areas for this plan. Allocations are normally made for projects applicable to low-income persons and/or qualifying low-income neighborhoods. The City has set as a priority investing in community infrastructure development and redevelopment in lower-income neighborhoods to safeguard public health, improve livability and promote economic development. Where possible, funds will be leveraged to make substantial improvements in those areas, including increasing economic opportunities. The City works with regional partners to make significant improvements along transportation corridors and in areas targeted for urban renewal, including Central Rockwood, the Civic Neighborhood, and Downtown. The City will continue to view projects with the objective of maximizing impact from investment.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 77 – Priority Needs Summary

1	Priority Need Name	Affordable housing choice
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase & preserve affordable housing choice

	Description	The cost of housing in Gresham has traditionally been more affordable than in Portland. With continuing rising prices in Portland, people are looking for lower-cost opportunities in east Multnomah County and Gresham. This demand, coupled with low vacancies in Gresham will influence the cost of housing, whether for purchase or for rent. According to the 2015 Gresham Neighborhood Change Analysis, housing costs rose much more than income from 2000 to 2014, and more so in Portland than in Gresham. (The cost of single family housing rose 77% in Portland and 43% in Gresham. The cost of multifamily housing rose 79% in Portland and 40% in Gresham. Income rose 29% in Portland and just 8% in Gresham.) Housing costs are increasing because of demand and income is not keeping pace, which especially burdens lower-income households. People displaced from Portland because of rising housing costs are vulnerable to further displacement if costs continue to rise in Gresham. Ensuring appropriate housing for all populations (persons with disabilities, seniors, young households just starting out, skilled workers and families) and choices in price is recognized as essential to a vibrant city and to a vibrant economy.
	Basis for Relative Priority	Each of the three needs is related and of top priority to Consortium members. The priority status of the need for affordable housing choice is supported by Comprehensive Plans, regional housing plans, the 10-year plan to end homelessness and input from community members and other stakeholders. The City and it's subrecipients intend to target CDBG assistance as is the Consortium with all of the funding going to low-mod income households. When appropriate funding will go to extremely low and low income households.
2	Priority Need Name	Basic services & homeless prevention/intervention
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Reduce homelessness & increase stability
	Description	Demand for public services is considerably in excess of system capacity for service. Gresham is a partner in the Continuum of Care and A Home for Everyone applies to needs in Gresham as elsewhere. However, Gresham and East Multnomah County are seeing increasing needs as people leave Portland looking for more affordable housing. According to 2014 Poverty in Multnomah County Report, poverty is increasing and is shifting into East Multnomah County. Safety net programs have been cut and face additional cuts. People in poverty, including people of color, have moved to areas with fewer resources to support meeting basic needs, including access to social services, quality education, food, parks, transit, sidewalks and jobs. In addition, there is increased demand for culturally and language-appropriate service connections, a necessity that puts added burdens on taxed systems.

	Basis for Relative Priority	<p>Each of the three needs is related and of top priority to Consortium members. The priority status of the need for basic services and homeless prevention/intervention is supported by human services plans (domestic violence, seniors, mental health, substance abuse, youth, gang violence) and by the 10-year plan to end homelessness and input from community members and other stakeholders.</p> <p>The City and it's subrecipients intend to target CDBG assistance as is the Consortium with all of the funding going to low-mod income households. When appropriate funding will go to extremely low and low income households.</p>
3	Priority Need Name	Community & economic development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Infrastructure, facilities & economic opportunity
	Description	Establishing safe neighborhoods is essential, as is laying the foundation for economic development. The City of Gresham has extensive needs for public facilities. There are currently no community centers, no senior centers and no recreation facilities. Community gathering places and safe recreation opportunities for youth are priorities. Improved transportation, including multimodal transportation options is a regional priority. Façade improvement and rejuvenation of blighted or vacant storefronts or businesses is a significant step in supporting job creation, including jobs linked to businesses created by neighborhood residents.

	<p>Basis for Relative Priority</p>	<p>Each of the three needs is related and of top priority to Consortium members. The priority status of the need for community and economic development is supported by Capital Improvements Plans, regional economic development plans, and regional transportation plans, as well as input from community members and other stakeholders.</p> <p>The City and it's subrecipients intend to target CDBG assistance as is the Consortium with all of the funding going to low-mod income households. When appropriate funding will go to extremely low and low income households.</p>
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Narrative (Optional)

For all of the Consortium programs the majority of resources are allocated to projects and programs that benefit extremely low and low income households. The PY 2014 Gresham CAPER reported 100% of funds went to low and moderate income households.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	876,399	35,000	102,123	1,013,522	3,155,036	The program income is from NSP transferred funds and loans repaid and will be used for CDBG qualified activities.
Section 108	public - federal	Acquisition Economic Development Housing Public Improvements	650,000	0	0	650,000	0	

Table 78 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Gresham alone, and as part of the HOME Consortium with the City of Portland and Multnomah County, makes every effort to leverage HUD grant funds with other public and private investments. Housing development and rehabilitation activities are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In the 2014-2015 fiscal year, Gresham leveraged almost four times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

In the months and years ahead, communitywide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunities and resources to support housing stability and reduction in homelessness.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

The City of Gresham does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Gresham	Government		Jurisdiction

Table 79 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Gresham works with Consortium members and partner agencies to coordinate administration of limited funds. These continued partnerships aim to reduce redundancies and target projects to priority needs. Remaining gaps are those resulting from limited resources in light of growing needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		
Transportation			

Other			

Table 80 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While services are available in most critical areas of need, it is a challenge to provide the quantity and level of services to meet the need. In light of reduced funding and increased demand the gaps may become increasingly apparent in the future. For example, while rental assistance is available to intervene and prevent homelessness, funding runs out well before the entire need is met for the year.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Consortium partners work closely with nonprofit housing developers to coordinate activities and leverage funds. Members also participate in the Continuum of Care and jointly prioritize goals and strategies as outlined in the 10-year plan A Home for Everyone. These and other partnerships intend to align services with needs. However, agencies are stretched. Many basic and support services are lacking. Childcare, for example, is extremely limited. Efforts to increase self-sufficiency of clients seeking change are limited by the many barriers in place – lack of transportation, lack of childcare, lack of family wage jobs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Consortium members and the City of Gresham will continue to work locally and regionally to increase coordination of services and to enhance delivery capacity. Consortium members also look forward to a stronger coordination with regional transportation and economic development plans that put forth the same priorities for services, economic opportunity, housing choice, infrastructure and community development as are referenced in this strategic plan.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase & preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless		Affordable housing choice	CDBG: \$730,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted Rental units rehabilitated: 170 Household Housing Unit Homeowner Housing Rehabilitated: 80 Household Housing Unit
2	Reduce homelessness & increase stability	2016	2020	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$555,000	Public service activities other than Low/Moderate Income Housing Benefit: 26600 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 350 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, facilities & economic opportunity	2016	2020	Non-Housing Community Development		Community & economic development	CDBG: \$1,870,036 Section 108: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted Businesses assisted: 400 Businesses Assisted

Table 81 – Goals Summary

Goal Descriptions

1	Goal Name	Increase & preserve affordable housing choice
	Goal Description	Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.
2	Goal Name	Reduce homelessness & increase stability
	Goal Description	Projects meeting this goal will likely include support of tenant based rental assistance; supportive and emergency services; transitional housing, shelters; Fair Housing education, job training and increasing options for access to employment; programs in support of children and youth; and, support for development of life skills.

3	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	Projects that support the goal of infrastructure, facilities and economic opportunities include maintaining and improving infrastructure, streets, sidewalks, lighting and other safety measures; providing improvements to make streets and public places accessible to those with disabilities; improving parks and recreational opportunities; support for businesses and façade improvements; support for microenterprises and business development; improving multimodal transportation options; and, enhancing safety in neighborhoods.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Gresham implements its CDBG and HOME programs in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Gresham provides in excess of \$5,000 in rehabilitation assistance. Notification and visual inspection requirements will be followed for Gresham's HOME funded homeownership programs. The City of Gresham provides brochures about safe lead practices as part of the homebuyer assistance efforts. Buyers and sellers are required to sign certifications. Inspectors employed in the Rental Inspection Program are trained and certified in safe practices. In addition, Gresham provides brochures in their Permit Center. The City will look for opportunities, in the future, to increase the capacity to reduce lead-paint hazards.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices. The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1,000 low-income households (protecting over 1,200 children from lead poisoning) since 1998.

How are the actions listed above integrated into housing policies and procedures?

Housing that receives public resources is tested for lead hazards and plans are included to make the home lead safe. Public education about lead hazards includes access to affordable lead testing. Lead-safe practices are required in all rehabilitation programs where housing was constructed prior to 1978, as described above.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Gresham has supported a number of projects over the years, and in the current year, to reduce the level of poverty and increase the capacity of families to earn living wages. Workforce development and training efforts are supported through the Living Solutions program which assists low-income persons to gain job skills and then places those individuals in career-path jobs. The City is also working with regional partners to improve the transportation system, notably the bus-rapid-transit system (BRT) along Powell and Division and to the employment campuses in northeast Gresham, including Mt. Hood Community College.

The City sponsors a program to encourage small businesses by offering incentives for permits and licenses for remodeling and façade improvements for vacant and some occupied business spaces. The Small Business Center actively assists potential business in Central Rockwood, the Civic Neighborhood or Downtown. To date at least 140 businesses have been helped to the benefit of both the business and the community.

The City is a partner in the Comprehensive Economic Development Strategy (CEDS) and supports links between industry and education (at the high school and higher education levels), supports diversity in the workplace and in industry, and supports activities raising the skills and employability of underrepresented and disadvantaged populations. The Economic Development Traded Sector Jobs Strategy defines the City's vision for targeted job growth and development which relies on existing industry sectors: advanced electronics and specialized machinery and equipment. An integral component is supporting a trained workforce. Part of this development incorporates efforts by WorkSource (WSI) and Mt. Hood Community College which is developing an industry-supporting curriculum in mechatronics (the interface between machines and software).

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Gresham actively supports quality housing that is affordable to all residents. The Rental Inspection Program has been in place since 2007 and has been a model for other jurisdictions. A modest licensing fee has allowed the City to work with landlords to improve properties over the years. The program results in periodic inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants.

To further the objective of quality housing for all segments of the population, the City supports rehabilitation of units to provide permanent accessibility for persons with disability and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income homebuyers in the form of down payment assistance.

The City is also looking forward to improving an array of housing choices for residents in the future. Gresham adopted amendments to the City's Housing Policy in 2013. The Housing Policy project provided new housing data and information on housing trends used to develop housing goals, policies and action measures for Gresham as a whole, Downtown, the Civic Neighborhood and Rockwood. The City is updating this data in the near future. The City is working with partners (Powell-Division Transit and Development Project, Metro, TriMet, the City of Portland, the Oregon Department of Transportation and Multnomah County) to meet transportation needs of Gresham residents and bring key investments to Gresham. Along with transit elements, plans call for actions for economic development, community enrichment ("placemaking" particularly around hubs), and housing.

The City adopted several guiding principles regarding housing as a guide for affordable housing. In essence these principles recognize that everyone in Gresham deserves a decent, safe and affordable place to live and that sustainable and vibrant communities require a balance of jobs, housing and services. The principles recognized early on that concentrations of poverty and minority populations could block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods (Affirmatively Furthering Fair Housing). The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly-assisted housing is one component. The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Gresham provides monitoring for CDBG and HOME funded projects. Monitoring activities may include program performance, fiscal accountability and regulatory compliance and may involve desk monitoring and/or on-site monitoring. An objective of all desk and on-site monitoring is to ensure that the City will meet the goals and objectives set forth in the Consolidated Plan.

Desk monitoring consists of completion of Risk Assessment and Desk Monitoring checklists; as well as, reviews of invoices and progress reports, external audits and other materials submitted by the contracting agency. This monitoring is to determine that the project is on schedule, fiscally accountable and compliant with contractual requirements and regulations. On-site monitoring 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 agency staff, and fiscal file and systems review.

CDBG and HOME funded projects are desk monitored annually, with onsite monitoring occurring at least once every three years. Additional onsite monitoring may occur for high risk projects: Those organizations with turnover in key positions, such as executive director or program manager responsible for the program being funded or organizations that don't have familiarity with CDBG/HOME regulations.

For all housing projects for which the City provides funding for construction, a City building inspector and Community Revitalization staff monitor the progress of the project in the field and Community Revitalization staff monitors overall progress.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	876,399	35,000	102,123	1,013,522	3,155,036	The program income is from NSP transferred funds and loans repaid and will be used for CDBG qualified activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Acquisition Economic Development Housing Public Improvements	650,000	0	0	650,000	0	

Table 82 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Gresham alone, and as part of the HOME Consortium with the City of Portland and Multnomah County, makes every effort to leverage HUD grant funds with other public and private investments. Housing development and rehabilitation activities are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In the 2014-2015 fiscal year, Gresham leveraged almost four times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

In the months and years ahead, communitywide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunities and resources to support housing stability and reduction in homelessness.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Gresham does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase & preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless		Affordable housing choice	CDBG: \$245,100	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Rental units rehabilitated: 34 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Reduce homelessness & increase stability	2016	2021	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$232,100	Public service activities other than Low/Moderate Income Housing Benefit: 5215 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 93 Households Assisted Homelessness Prevention: 85 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, facilities & economic opportunity	2016	2020	Non-Housing Community Development		Community & economic development	CDBG: \$501,322 Section 108: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9218 Persons Assisted

Table 83 – Goals Summary

Goal Descriptions

1	Goal Name	Increase & preserve affordable housing choice
	Goal Description	
2	Goal Name	Reduce homelessness & increase stability
	Goal Description	
3	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2016 Annual Action Plan outlines projects meeting needs identified in the 2016-2020 Consortium Consolidated Plan, opportunities in Gresham and City priorities. Initial project recommendations were made in consultation with the Community Development and Housing Subcommittee which reviewed and evaluated applications. Part of the review process was consideration of the ability of local and regional agencies and partners to successfully achieve objectives and administrative demands, including monitoring. The City Council made the final decisions on projects.

#	Project Name
1	Program Administration
2	El Programa Hispano Catolico
3	Living Solutions
4	Rent Assistance- Home Forward
5	Rent Assistance Admin - Human Solutions
6	Willow Tree Transitional Housing
7	AARP Experience Corps Mentoring
8	Adapt A Home
9	Mend A Home
10	Children's Fountain Principal & Interest Payment
11	Pacific Street/Nadaka Park Principal and Interest payment
12	Children's Fountain Prepayment
13	Consolidated Plan/Action Plan Coordination
14	Flashing Beacon- 165th and Stark St.
15	Do It Yourself Weatherization

Table 84 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Gresham allocates CDBG and HOME funds through a competitive process, with review and input provided by the Community Development and Housing Subcommittee, a 10-person citizen advisory group, along with scoring and review by a technical Advisory Group. Distributions are made in the following prioritized categories: public improvements, housing development/rehabilitation, economic development, and public services. Further, the City gives priority to projects that promote investment in low-income neighborhoods; leverage additional revenue to stimulate private development; achieve multiple affordable housing or other CDBG priorities; work toward revitalization

of the Rockwood Town Center; and, help promote redevelopment of Downtown.

The primary barrier is decreasing funding in light of increasing demands for projects and services. It is challenging, if not impossible, to make significant changes in the face of changing economies and decreasing levels of public support (federal, state and local) for badly needed projects in all categories.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice Reduce homelessness & increase stability Infrastructure, facilities & economic opportunity
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention Community & economic development
	Funding	:
	Description	General management, oversight and coordination, staffing of advisory committee (CDHS), contract preparation, environmental review, management of project selection process.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	El Programa Hispano Catolico
	Target Area	
	Goals Supported	Reduce homelessness & increase stability

	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$51,530
	Description	Provide anti-poverty services to 5,100 low-income Latino Gresham residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Living Solutions
	Target Area	
	Goals Supported	Reduce homelessness & increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$218,731
	Description	Project provides training, books and materials for 75 low-income program participants.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Rent Assistance- Home Forward
	Target Area	

	Goals Supported	Reduce homelessness & increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$7,000
	Description	Provide limited housing assistance to 8 eligible households who are homeless or at risk of homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Rent Assistance Admin - Human Solutions
	Target Area	
	Goals Supported	Reduce homelessness & increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$47,173
	Description	Provides rent assistance admin funding to prevent homelessness by assisting 75 very low and low-income Gresham households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
6	Project Name	Willow Tree Transitional Housing
	Target Area	
	Goals Supported	Reduce homelessness & increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$48,562
	Description	Funds will be used to subsidize rent for transitional housing and additional supportive services for 77 extremely low-income people.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	AARP Experience Corps Mentoring
	Target Area	
	Goals Supported	Reduce homelessness & increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$19,564
	Description	6 seniors will provide mentoring support to at risk kindergarten to 3rd grade students.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Adapt A Home
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$100,000
	Description	Provides people with disabilities accessibility modifications such as wheelchair ramps, handrails, grab bars, etc.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	Mend A Home
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$80,000

	Description	Provide critical home repair to low and moderate income homeowners.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	Children's Fountain Principal & Interest Payment
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$67,618
	Description	Children's Fountain Principal and Interest Section 108 Loan Payment
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	Pacific Street/Nadaka Park Principal and Interest payment
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development

	Funding	CDBG: \$16,638
	Description	Section 108 loan principal and interest payment
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Children's Fountain Prepayment
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$40,000
	Description	Prepayment of the Section 108 Children's Fountain loan
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Consolidated Plan/Action Plan Coordination
	Target Area	

	Goals Supported	Increase & preserve affordable housing choice Reduce homelessness & increase stability Infrastructure, facilities & economic opportunity
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention Community & economic development
	Funding	CDBG: \$10,000
	Description	Payment to City of Portland (PHB) for Consolidated Plan/Annual Action plan coordination. Additionally, staffing of county-wide advisory committee.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	Project Name	Flashing Beacon- 165th and Stark St.
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$101,000
	Description	Flashing Beacon Crosswalk at Boys and Girls Club
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	Project Name	Do It Yourself Weatherization
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$6,000
	Description	Workshops for low-income Gresham residents to teach them how to weatherize their homes and provide them with weatherization kits
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Gresham has not identified specific geographic target areas for this plan, projects are citywide. Allocations are normally made for projects applicable to low-income persons and/or qualifying low-income neighborhoods. The City has set as a priority investing in community infrastructure development and redevelopment in lower-income neighborhoods to safeguard public health, improve livability and promote economic development. Where possible, funds will be leveraged to make substantial improvements in those areas, including increasing economic opportunities. The City works with regional partners to make significant improvements along transportation corridors and in areas targeted for urban renewal, including Rockwood, the Civic Neighborhood, and Downtown. The City will continue to view projects with the objective maximizing impact from investment.

Geographic Distribution

Target Area	Percentage of Funds

Table 85 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Gresham is seeing an increase in poverty as a result of households moving to find more affordable housing, including that affordable to working families. The City prioritizes projects to assist families achieve self-sufficiency and increase earning capacities. Projects included in the annual plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Gresham continues a strong monitoring practice to maximize the efficacy of funded-efforts.

Actions planned to foster and maintain affordable housing

The City of Gresham actively supports quality housing that is affordable to all residents. The Rental Inspection Program has been in place since 2007 and has been a model for other jurisdictions. A modest licensing fee has allowed the City to work with landlords to improve properties over the years. The program results in periodic inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants.

To further the objective of quality housing for all segments of the population, the City supports rehabilitation of units to provide permanent accessibility for persons with disability and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income homebuyers in the form of down payment assistance.

The City is also looking forward to improving an array of housing choices for residents in the future. Gresham adopted amendments to the City's Housing Policy in 2013. The Housing Policy project provided new housing data and information on housing trends used to develop housing goals, policies and action measures for Gresham as a whole, Downtown, the Civic Neighborhood and Rockwood. The City is updating this data in the near future. The City is working with partners (Powell-Division Transit and Development Project, Metro, TriMet, the City of Portland, the Oregon Department of Transportation and Multnomah County) to meet transportation needs of Gresham residents and bring key investments

to Gresham. Along with transit elements, plans call for actions for economic development, community enrichment (“placemaking” particularly around hubs), and housing.

The City adopted several guiding principles regarding housing as a guide for affordable housing. In essence these principles recognize that everyone in Gresham deserves a decent, safe and affordable place to live and that sustainable and vibrant communities require a balance of jobs, housing and services. The principles recognized early on that concentrations of poverty and minority populations could block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods (Affirmatively Furthering Fair Housing). The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly-assisted housing is one component. The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support.

Actions planned to reduce lead-based paint hazards

The City of Gresham implements its CDBG and HOME programs in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Gresham provides in excess of \$5,000 in rehabilitation assistance. Notification and visual inspection requirements will be followed for Gresham’s HOME funded homeownership programs. The City of Gresham provides brochures about safe lead practices as part of the homebuyer assistance efforts. Buyers and sellers are required to sign certifications. Inspectors employed in the Rental Inspection Program are trained and certified in safe practices.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices. The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1,000 low-income households (protecting over 1,200 children from lead poisoning) since 1998. Gresham is a party to the HUD Regional Lead Paint grant administered by the City of Portland.

Actions planned to reduce the number of poverty-level families

The City of Gresham has supported a number of projects over the years, and in the current year, to reduce the level of poverty and increase the capacity of families to earn living wages. Workforce development and training efforts are supported through the Living Solutions program which assists low-income persons to gain job skills and then places those individuals in career-path jobs. The City is also working with regional partners to improve the transportation system, notably the bus-rapid-transit

system (BRT) along Powell and Division and to the employment campuses in northeast Gresham, including Mt. Hood Community College.

The City sponsors a program to encourage small businesses by offering incentives for permits and licenses for remodeling and façade improvements for vacant and some occupied business spaces. The Small Business Center actively assists potential business in Central Rockwood, the Civic Neighborhood or Downtown. To date at least 140 businesses have been helped to the benefit of both the business and the community.

The City is a partner in the Comprehensive Economic Development Strategy (CEDS) and supports links between industry and education (at the high school and higher education levels), supports diversity in the workplace and in industry, and supports activities raising the skills and employability of underrepresented and disadvantaged populations. The Economic Development Traded Sector Jobs Strategy defines the City's vision for targeted job growth and development which relies on existing industry sectors: advanced electronics and specialized machinery and equipment. An integral component is supporting a trained workforce. Part of this development incorporates efforts by WorkSource (WSI) and Mt. Hood Community College which is developing an industry-supporting curriculum in mechatronics (the interface between machines and software).

Actions planned to develop institutional structure

The City of Gresham and East Multnomah County will hold joint, quarterly meetings with service providers to assess current community conditions impacting low- and moderate-income households. These discussions include updates on social services accomplishments in working with the population, as well as, service gaps or needs in the community.

The City of Gresham is a member of a Regional Fair Housing work group comprised of representatives from the Portland/Vancouver Metro Area that receive federal funding and must deploy that funding in the context of a Fair Housing Assessment and Plan. The jurisdictions and organizations that have chosen to meet are Multnomah County, Clark County, Clackamas County, Washington County, City of Gresham, City of Beaverton, City of Portland, State of Oregon and the Fair Housing Council of Oregon. We recognize that many fair housing issues cross jurisdictional boundaries and may require a regional approach. We meet to learn from each other about how best to meet our federally mandated fair

housing planning and implementation.

The City of Gresham continues to strengthen in-house delivery by monitoring sub-recipients annually and by increasing staff development through HUD training and regional coordination.

Actions planned to enhance coordination between public and private housing and social service agencies

As noted, the City participates in the Comprehensive Economic Development Strategy (CEDS), as well as in regional transportation planning efforts. Both contain strategies that encompass whole communities and neighborhoods. That includes outreach to residents and businesses. Strategies are cross-cutting recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation. The City will continue to participate in regional strategies. The City of Gresham is a member of the Continuum of Care and will continue to provide input and act on recommendations. Acting alone and with Multnomah County and the City of Portland, Gresham encourages partnerships across public and private sectors. Rockwood Speaks is a prime example of outreach in a community, bringing residents, businesses and outside expertise together to create real solutions in a neighborhood.

The City of Gresham and East Multnomah County have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial, and David Douglas.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Gresham receives HOME funding through the Consortium. During the annual application process, Gresham determines which projects qualify and which projects will receive funding for both CDBG and HOME funds. Gresham and Portland enter into an IGA related to HOME funds and the projects Gresham will be funding for that fiscal year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	650,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	650,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion


Attachments

Grantee SF-424's and Certification(s)

CMS Number: 4343-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
*2. Type of Application: * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
*Other (Specify): _____		
3. Date Received:		4. Applicant Identifier: 93 60021769
5a. Federal Entity Identifier: B-12-MD-110008		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Gresham		
*b. Employer/Expayer Identification Number (EIN/TIN): 93 60021769		*c. Organizational CUNS: 037079680
d. Address:		
*Street 1: 1333 NW Eastman Parkway Street 2: _____ *City: Gresham County: _____ *State: Oregon Province: _____ *Country: United States *Zip / Postal Code: 97030		
e. Organizational Unit:		
Department Name: Community Development		Division Name: Community Revitalization
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: _____ *First Name: Lauris Middle Name: _____ *Last Name: Wells Suffix: _____		
Title: Program Analyst		
Organizational Affiliation:		
*Telephone Number: 503-618-2404		Fax Number:
*Email: lauris.wells@greshamoregon.gov		

Application for Federal Assistance SF-424	Version 02
<p>*9. Type of Applicant 1: Select Applicant Type: C. City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>*Other (Specify):</p>	
<p>*10 Name of Federal Agency: U.S. Department of Housing and Urban Development</p>	
<p>11. Catalog of Federal Domestic Assistance Number: _____</p> <p>CFDA Title: _____</p>	
<p>*12 Funding Opportunity Number: _____</p> <p>*Title: Community Development Block Grant/Entitlement Grant</p>	
<p>13. Competition Identification Number: _____</p> <p>Title: _____</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.): City of Gresham</p>	
<p>*15. Descriptive Title of Applicant's Project 2016-2017 Consolidated Plan Action Plan for the City of Gresham</p>	

Application for Federal Assistance SF-424		Version 02
16. Congressional District Of:		
*a. Applicant: OR-3	*b. Program/Project: OR-3	
17. Proposed Project:		
*a. Start Date: 07-01-2016	*b. End Date: 05-3-2017	
18. Estimated Funding (\$):		
*a. Federal	\$876,399	
*b. Applicant		
*c. State		
*d. Local		
*e. Other	\$102,123	
*f. Program Income		
*g. TOTAL	\$978,522	
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<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		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<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.		
Authorized Representative:		
Prefix: Mr.	*First Name: Erik	
Middle Name:		
*Last Name: Kvarsten		
Suffix:		
*Title: City Manager		
*Telephone Number: 503-618-2346		Fax Number:
*Email: Erik.Kvarsten@grahamoregon.gov		
*Signature of Authorized Representative: 		*Date Signed: 8/18/2011

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent on any Federal Debt.

**City of Gresham
Community Revitalization Program
2016-2017**

**CERTIFICATIONS
24 C.F.R. 91.225**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the City of Gresham certifies that:

Affirmatively Further Fair Housing – The City of Gresham 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 – The City of Gresham 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 – The City of Gresham 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; and
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs;
 - (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 City of Gresham'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. The City of Gresham 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.

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.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the City of Gresham 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.

Acquisition and Relocation -- The City of Gresham will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24.

Section 3 -- The City of Gresham will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

SPECIFIC CDBG CERTIFICATIONS

The City of Gresham certifies that:

Citizen Participation -- The City of Gresham is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- The City of Gresham's 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 -- The City of Gresham is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- The City of Gresham 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) 2014, 2015 & 2016, 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.** The City of Gresham 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 – The City of Gresham 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 – The City of Gresham's notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

HOME program—The City of Gresham certifies the following:

- (1) HOME funds used for tenant-based rental assistance are an essential element of its consolidated plan;
- (2) It is using and will use HOME funds for eligible activities and costs, as described in §§ 92.205 through 92.209 of this subtitle and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214 of this subtitle; and
- (3) That before committing funds to a project, the it will evaluate the project in accordance with 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.

Compliance with Laws – The City of Gresham certifies that it will comply with applicable laws.



Signature/Authorized Official

City Manager
Title

8/18/16

Date

Approved as to form:



City Attorney's Office

Page 4 of 6

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING DRUG-FREE WORKPLACE REQUIREMENTS:

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 1306.11 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 - Alternate/Local Data Sources

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2016-2020 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. 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). This Consolidated Plan includes the 2016-2017 Annual Action Plans for members of the Consortium.

CDBG Program Objectives: Provide decent housing; Create suitable living environments; Expand economic opportunity

HOME Program Objectives; Expand the supply of decent, safe, sanitary and affordable housing.

ESG Program Objective: Reduce and prevent homelessness.

HOPWA Program Objective: Provide housing for persons with HIV/AIDS.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below:

Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)

Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development

support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below:

Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)

The 5 year objective for the Consortium is to assist over 23,000 households access affordable housing choice including safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

Multnomah County specific 5 year Goals include: Rental units rehabilitated - 41 housing units and Homeowner Housing rehabilitation - 70 housing units. Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal).

The 5 year Consortium goal includes preventing and reducing homelessness and increasing stability for over 72,000 residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.

Multnomah County specific 5 year Goals include Public Services activities other than low-mod housing- 385 and Other Homelessness Prevention- 127.

Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

This goal includes improving infrastructure, facilities, economic opportunities and economic development. Five-Year Consortium goals include creating jobs, 10,000; assisting 1,750 business and servicing over 9,000 residents with infrastructure improvement. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.

Multnomah County specific 5 year goals include Public facilities or infrastructure other than low mod housing- 72 HH.

3. Evaluation of past performance

The City of Portland, the City of Gresham and Multnomah County have made significant progress over the years in meeting needs. The organizational structure includes coordination between departments within the Consortium jurisdictions, as well as, coordination with agencies outside the Consortium, including Metro and Home Forward. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure and fostering a system and improvements to spur economic development.

A key part of the evaluation process has been the development of strategic questions related to accomplishments. Are activities and strategies making an impact on identified needs? What indicators best describe results? Are major goals on target? What are the barriers that have a negative impact on fulfilling the strategies and overall vision? What adjustments or improvements to strategies and activities might meet community needs more effectively?

The upcoming Analysis of Impediments to Fair Housing will help focus on these strategic questions. The Consortium partners include metrics that will annually evaluate the Five-Year goals, priorities and strategies and these will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER). Consultation will be held with leadership, public officials, partner agencies and community stakeholders.

Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and a Home for Everyone. In addition, HUD has designated the Consortium area a Preferred Sustainability Status Community. Metro, our local regional government which includes jurisdictions in Clackamas and Washington counties, coordinates a number of planning efforts to advance the sustainability of this region. Metro has also created regional “opportunity maps” that illustrate challenges and offers strategies to create communities where everyone has access to opportunities like jobs, education, housing, parks, transportation and basic services. Home Forward (our Housing Authority) is a key partner and provider to Consortium members. These and other partnerships, built over the years, are the basis for past successful performance and a promising path forward. The Consortium has a strong planning system in place, but we recognize that decreased funding and public support is always a challenge to implementation.

4. Summary of citizen participation process and consultation process

The consultation process for this Consolidated Plan was extensive, giving citizens and service providers many opportunities to contribute. Citizen Participation was conducted through two Community Need Hearings, focus groups, door knocking, four public meetings about barriers to Fair Housing, a regional survey to 22,000 participants, local Action Plan hearings and budget hearings. Specific efforts to broaden citizen participation included a door-to-door-survey conducted in Gresham, a regional online survey and language-specific focus groups in Portland. For the Need Hearings special attention was given to making

them hearing accessible and known to non-English speaking citizens. The participation of non-English speaking residents made it clear that this group is especially vulnerable to substandard housing conditions, displacement and barriers to housing choice. The door-to-door survey, translated into five languages, was conducted in Gresham's Rockwood neighborhood, which is a largely low-income neighborhood. Survey efforts and focus groups also included public housing residents. Consortium staff also met with individuals living in transitional and subsidized housing, as well as, advocates for veterans, elders, communities of color and people living with disabilities.

5. Summary of public comments

Public comments were offered through public hearings, written submissions and in-person interviews.

The majority of public comments have been about a lack of affordable housing options of all types and in all locations throughout Multnomah County. Commenters noted that the lack of affordable housing has led to substandard living conditions and homelessness. Increased housing prices are creating many negative neighborhood social and economic changes, among them involuntary displacement from housing. A summary of comments include: low vacancy rates, tightened credit and criminal screening, increased rents, housing discrimination, scarcity of living wage jobs and lack of financial support for small business. The enormous increase in rents and home purchase prices in the City of Portland has driven low-income households, recent immigrants and communities of color to East Multnomah County and the City of Gresham. Dramatic increases in displaced populations have created greater demand for infrastructure development and improvements such as sidewalks, parks and public transportation in east Multnomah County.

It is clear from our housing Market Analysis and Needs Assessment that Multnomah County's housing and economic conditions are adversely impacting already disadvantaged communities. Our volatile housing market conditions are making closing the minority homeownership gap all the more difficult. Our lack of living wage employment, combined with increasing rental prices, compounds the existing problem of ensuring housing choice.

Our analysis of educational opportunities concludes that our region's economic recovery is based on growing businesses or industries that require higher education and/or specialized training. Low educational attainment is a leading indicator of reduced economic success. Barriers to education were noted by participants in our Community Needs Hearings, focus groups and surveys. Community participants in the Needs Hearings, focus groups and surveys have also noted the need to improve public infrastructure to ensure neighborhood safety. Those who rely on walking, biking or using public transportation to commute to work indicated the need for safe streets and bike lanes, improved sidewalks and street lighting to ensure safety.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were considered and/or incorporated in the Consolidated Plan.

7. Summary

The Consortia chose an involved public participation strategy that included several public hearings in advance of formal consideration and adoption by the jurisdictions. A preliminary draft was made available October 13, 2015 via an announcement in the Daily Journal of Commerce and via the Consortium websites. A second draft was made available March 28th, 2016 and the first public hearings were held March 28th, April 5th and April 7th, 2016. Public hearings before elected officials in Gresham, Portland and Multnomah County were held in May - June, 2016.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MULTNOMAH COUNTY	
CDBG Administrator		

Table 86– Responsible Agencies

Narrative

See Portland Consortium content.

Consolidated Plan Public Contact Information

See Portland Consortium content.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section outlines consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed and publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs. The Portland Consortium includes representatives from the City of Portland, the City of Gresham and Multnomah County. They participate in regional planning efforts concerning all aspect of needs and opportunities covered by this Consolidated Plan, including economic development, transportation, public services, special needs, homelessness, and housing. Needs far exceed resources so the Consortium members have worked together to make decisions and set long-term priorities. Coordination within the Cities also consisted of input and review from the Portland Housing Advisory Commission, the Fair Housing Advocacy Committee, the Federal Funding Oversight Committee, the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. Coordination with Home Forward and Housing, service-providing agencies, and other stakeholders are described below. Their comments and input are reflected in discussions throughout this Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The grantee consortium coordinates with the State of Oregon Department of Human Services and other government and community partners to improve protocols and coordination for individuals experiencing homelessness discharged from institutions in our community. Partnerships include: Foster Care, Healthcare, Mental Health, Corrections.

All three of our Consolidated Plan jurisdictions (Portland, Multnomah County, and Gresham) are represented on the Continuum of Care (CoC) Board (meets monthly) and its Executive Committee (meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee to work on strategic planning, outreach, evaluation and system coordination. All of the jurisdictions support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The CoC is part of a coordinated effort called "A Home for Everyone." The A Home for Everyone Plan calls for assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability.

CoC goals from Consortium local homelessness plan align with our Consolidated Plan. Under the 2016-2020 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity). The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.) The CoC specifically looks at the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. The CoC is working on a single point of entry system, it has been successful at addressing veteran homelessness, and the CoC is using its experience to address other special need homeless populations.

Discharge communication is attached along with the ESG guidelines to the Lead Entities Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

All three of our Consolidated Plan jurisdictions (Portland, Multnomah County, and Gresham) are represented on the Continuum of Care (CoC) Board (meets monthly) and its Executive Committee (meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee to work on strategic planning, outreach, evaluation and system coordination. All of the jurisdictions support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, and families with children, and veterans, among others. The CoC is part of a coordinated effort called "A Home for Everyone." The A Home for Everyone Plan calls for assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability.

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Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Portland Consortium works closely with the Collaborative Applicant of the Continuum of Care planning for allocation and use of Emergency Solutions Grant (ESG) funds. ESG policies and procedures were created and are updated periodically in cooperation with the Consortium. Guidelines ensure that ESG sub-recipients are operating programs consistently across eligible activities. Performance is reviewed by all three entities. The Collaborative Applicant (City of Portland) is also the HMIS lead and works closely with Multnomah County to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes.

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to more effectively end homelessness. Our CoC currently directs ESG to expand capacity of the regional Short Term Rent Assistance program and operate emergency shelter closely aligned with locally- and CoC-funded housing resources. PHB monitors ESG recipients and evaluates project performance using CoC-developed housing placement outcomes collected in the regional homeless management information system (HMIS). Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness and HMIS reports and ESG recipient feedback, and ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures. The CoC's data & evaluation subcommittee evaluates outcomes to provide direction for project- and system-level performance improvements.

The responsibility for implementing the Plan will rest with the Portland Housing Bureau, Gresham's Community Development Department, 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.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 87– Agencies, groups, organizations who participated

1	Agency/Group/Organization	MULTNOMAH COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	See Portland Consortium content.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Portland Consortium	See Portland Consortium content.

Table 88– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

See Portland Consortium content.

Narrative

See Portland Consortium content.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen Participation was encouraged through two Need Hearings and three jurisdiction Action Plan hearings. All of the events were advertised in the Daily Journal of Commerce, the Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged through focus groups, door knocking, four public meetings about barriers to Fair Housing, a regional survey to a panel of over twenty thousand people, local Action Plan hearings, and budget hearings. Specific efforts to broaden citizen participation included a door-to-door survey in Gresham, a regional online survey, and nine language and culturally specific focus groups in Portland. The focus groups included African Americans, Asian/Pacific Islanders, Hispanics and recent refugee groups from Nepal, Burma, and Somalia. For the Need Hearings special attention was given to making the hearing accessible and known by non-English speaking citizens. The participation of non-English speaking residents made it clear that this group is especially vulnerable to substandard housing conditions, displacement and barriers to housing choice. The door-to-door survey was conducted in Rockwood, a low-income neighborhood. Members of public housing were reached through the survey and a focus group. Staff met with individuals in transitional housing and subsidized housing and met with advocacy groups for veterans, elders, people of color, Fair Housing and people with disabilities

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, and others</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	60 people at the Multnomah County and City of Gresham Community Need Hearing. At least 3 language groups: Nepali, Spanish, and Russian.	Affordable housing for renters and homeowners; job training and small business opportunities; safer neighborhoods - better lighting and more sidewalks; community meeting places; grocery stores, including ethnic specific; better transportation; and refugees need more support and training.	All comments accepted.	

Table 89– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Multnomah County's CDBG Consortium includes the cities of Maywood Park, Fairview, Troutdale, and Wood Village as well as unincorporated areas outside of the cities of Portland and Gresham. Housing needs in Multnomah County are much greater than the needs noted in our previous 2011-16 Consolidated Plan. Gentrification, displacement, and rising housing costs in Portland have had an enormous impact on population growth in the other jurisdictions and unincorporated areas of the Multnomah County Consortium. There are also region-wide economic and employment changes that have also impacted east Multnomah County over the past decade, which have contributed to a decline in housing conditions in some areas and an increase of higher-priced housing in other areas. The cities of Troutdale, Wood Village, Fairview, and Maywood Park have all experienced significant population growth since 2000. 2013 ACS data indicates that Median Income measures vary between all the jurisdictions in Multnomah County. Historic patterns of housing development are closely tied to household income. Maywood Park has the highest Median Income (\$68,899) and lowest population in the Multnomah County. Maywood Park has historically had larger, single-family homes with a very small percentage (7%) of multi-family housing. Troutdale's has experienced significant increases in both population growth and median income (\$62,326) during the past decade. Troutdale's single-family home percentage is high at 74% and its multi-family housing stock is low (23%) when compared to the other jurisdictions. Fairview's population has also, but its median income (\$50,897) is below Portland's (\$52,567). Fifty-two percent (52%) of Fairview's housing is single-family, 39% is multi-family and 9% is comprised of mobile homes. Wood Village has grown, but continues to have a low median income (\$41,000) relative to the other jurisdictions. Wood Village has 52% of its housing stock comprised of single-family homes, 20% as multi-family, and 28% as mobile homes.

Poverty rates for two of the Multnomah County CDBG Consortium jurisdictions exceed the county-wide average of 17% poverty rate – Wood Village (32%) and Fairview (18%). Troutdale (15%) and Maywood Park (8%) have poverty rates below the average. Growing poverty in east Multnomah County has highlighted the need for more affordable housing for residents. Social services providers working with homeless families struggle to find affordable housing units for their clients. This was lack of affordable housing units was described in the 2014 Poverty Report: "Multnomah County has a deficit of 21,910 housing units affordable to the lowest income renters. For every 100 extremely low-income renter households, there are only 21 available units." Public housing opportunities are also very limited in East County. The Publicly-Subsidized Affordable Housing table below identifies residential buildings that are made affordable through public subsidy agreements or statutory regulations that restrict or limit resident income levels and/or rents. School districts have also been impacted by growth of poverty in east Multnomah County. Reynolds School District, which serves students who live in Fairview, Wood

Village, Troutdale and portions of Gresham, is coping with the impact of poverty on its students. During the 2014-15 school year, 73% of Reynolds SD students were eligible for the Free Reduced Lunch Program and 1,350 students participated in the district's homelessness services program

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Multnomah County's CDBG Consortium cities – Fairview, Maywood Park, Wood Village, and Troutdale – all recognize the importance of continued enhancements to city centers, parks and landscapes in order to continue the stabilization and revitalization efforts for low-income neighborhoods. Equally important is the need to address each city's infrastructure related to public health and safety, including stormwater management, sanitary sewer systems, water supply, pedestrian and bicycle safety measures, and improved public transportation access. These basic public infrastructure services ensure that city residents can be safe in their homes and neighborhoods. Wood Village is the only city in the Multnomah Consortium that meets the CDBG FY 15 Exception Criteria for area benefit activities. However, the city of Fairview does have Census Block Groups with a large percentage of low- and moderate-income residents. Public infrastructure needs for these two cities are uniquely different.

Access to open space, parks, and recreation facilities varies widely in the Consortium jurisdictions. In the city of Wood Village, the majority of residents live in multi-family housing or mobile homes. Many of the residences do not have play areas or recreational facilities where residents can gather or play safely. The city of Wood Village's one public park - Robertson Park - offers recreational opportunities for the city's residents. There is a play structure area for children. It also has a new basketball recreation area, completed in 2015, that draws large numbers of youth and adults from surrounding neighborhoods. However, the park's aging irrigation system prevents it from having the field conditions necessary to host soccer leagues during the summer and fall months.

How were these needs determined?

The CDBG Consortium cities have conducted community planning activities and public hearings to determine needs for public facilities. Plan documents for Wood Village, Fairview, and Troutdale have documented the need for public facilities.

Describe the jurisdiction's need for Public Improvements:

Fairview has prioritized public infrastructure services in its Old Town area. The majority of the Fairview's low- and moderate-income residents live in this area. Old Town includes a Home Forward 45-unit apartment building, which offers affordable housing to residents whose income, is below 30-50% of the Area Median Income. There are also a large number of families with children living in the Old Town area and most children attend Fairview Elementary School, located the neighborhood. Fairview Elementary School has over 73 % of its students utilizing the Free/Reduced Lunch Program. The city is focusing its

efforts on preserving its affordable housing stock in the neighborhood and increasing community amenities so that it continues to be livable, vital part of the entire city. There is a long-range plan in place which has been successful in constructing new sidewalks and ensuring safe routes to school for local children. This sidewalk safety program is on-going. New streetlights and an improved stormwater management system have also contributed to the health and safety of neighborhood residents.

How were these needs determined?

The CDBG Consortium cities have conducted community planning activities and public hearings to determine needs for public improvements. Plan documents for Wood Village, Fairview, and Troutdale have documented the need for public improvements.

Describe the jurisdiction's need for Public Services:

Residents of Multnomah County's CDBG Consortium cities lack access to comprehensive social services. Development of the non-profit infrastructure has historically lagged behind that of Portland, based on east Multnomah County's history of middle class/working class economic opportunities. Social services needs were lower for households that worked in the traditional blue collar manufacturing opportunities that were available to workers in East County. However, all this changed in the 1970s and 1980s when the natural resource economy crashed and manufacturing plants closed. Snow-Cap, Catholic Charities, and Human Solutions, Inc., are the three primary non-profit organizations that began social services delivery in during the past twenty-five years to serve low-income individuals and families in East County. The 2014 Poverty in Multnomah County Report describes the geography of poverty in that has contributed to this lack of access to public services: "...more and more people living in poverty, including increasing numbers of people of color, are living in areas that aren't well-equipped to meet their needs....the areas of county which have seen the biggest increases in poverty over the past two decades tend to have fewer resources to support people in meeting their basic needs and advancing their health and well-being."

Transit systems that enable low-income households to access services are also lacking in East County. The Poverty Report utilizes maps from the Coalition for a Livable Future's Regional Equity Atlas 3.0 to illustrate transportation barriers facing low-income residents in the East County. The report concludes that "transit access...gets progressively worse at the eastern, outer edges of the county." Multnomah County's Continuum of Care (CoC) system has piloted the use of the Mobile Outreach Team to conduct outreach services to individuals and households that link those at-risk of homelessness or who are homeless with portfolio of housing and public services, including rent assistance, shelter referrals, social services, substance abuse treatment, and mental health services. There are no year-round shelters for individuals or families with children in East County and Gresham.

How were these needs determined?

Multnomah County conducted its Community Need Hearings in 2015 in collaboration with the city of Portland and city of Gresham. Multnomah County and Gresham co-hosted an East County Community Need Hearing on October 21, 2015 in Gresham. More than 50 participants attended the hearing and the attendees represented a wide racial, cultural and ethnic diversity of area residents. There were five language groups at the hearing and interpretation/translation services were provided to all to ensure full participation. Packet materials included overview information on the CDBG program as well as demographic information on East County's residents. The highest priority needs raised during focus group sessions at the hearing, included:

- * Affordable housing
- * Rental education and tenants rights advocacy for low-income households
- * Increased social services for individuals and households living in poverty
- * Improved and expanded public transportation options
- * Access to parks and open space
- * Educational opportunities for children and youth
- * Pedestrian and bike safety

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing Market Analysis Overview

Growing poverty in east Multnomah County has highlighted the need for more affordable housing for residents. Social services providers working with homeless families struggle to find affordable housing units for their clients. This lack of affordable housing units was described in the 2014 Poverty Report: “Multnomah County has a deficit of 21,910 housing units affordable to the lowest income renters. For every 100 extremely low-income renter households, there are only 21 available units.” East Multnomah County is also experiencing a low vacancy rate as are the cities of Portland and Gresham. In addition, as Portland gentrified during the past decade, displacing lower-income residents, more households moved to East County to find more affordable housing.

Living with a high housing cost burden makes low-income households more vulnerable to a restricted quality of life and the risk of homelessness. Households who are cost burdened with their housing often have to make choices between paying rent or purchasing food. These families may also lack money for utilities, transportation costs, medical care, or other necessities.

Housing cost burden in Multnomah County’s cities varies significantly between the jurisdictions:

	% Homeowners Cost Burdened	% Renters Cost Burdened
Portland	39%	54%
Gresham	39%	58%
Wood Village	50%	57%
Fairview	46%	53%
Troutdale	39%	61%
Maywood Park	32%	47%

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Multnomah County's changing economy mirrors Oregon's overall decline in highly paid manufacturing jobs and natural resource industries employment coupled with growth in lower wage, service sector employment. ACS occupation data indicates that 40% of Portland's population is employed in service and sales, but the percentage this type of service sector labor in Multnomah County Consortium cities is much larger – Troutdale is at 48%, Wood Village at 46%, and Fairview at 51%. Conversely, in the relatively highly paid "construction, repair, production, and transportation" sectors, Portland leads the region with 45% of its population employed in this sector, while Troutdale (32%), Wood Village (21%), and Fairview (19%) have far lower percentages of residents in employed in this more highly paid sector.

Describe the workforce and infrastructure needs of the business community.

Greater educational attainment correlates directly to higher wage employment. In East County two of Multnomah County Consortium cities' residents lag Portland in educational attainment for High School Diplomas. All the Consortium cities have fewer residents with Bachelor's Degrees or Above than Portland. Mt. Hood Community College (MHCC) is the primary educational institution and workforce training organization in East County.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Worksystems, Inc. manages our regional workforce network in Multnomah County. The agency's 2014 Aligned Partner Network Report highlights new and innovative models for local workforce agencies to help low-income households move toward self-sufficiency.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Unemployment rates in the East County cities are currently higher than Portland's, with the exception of Troutdale. Wood Village unemployment rate is significantly higher than that of the other cities. The following table is drawn from the State of Oregon's January 2015 Labor Market Information report. Unemployment rates by city: Portland-4.2%, Gresham-4.8%, Wood Village-7.3%, Fairview-4.6%, Troutdale-4.1%.

Relatively high regional unemployment and lower educational attainment for individuals in East County points toward the need for collaborative workforce training efforts on a county-wide level. Mt. Hood Community College and the Oregon Employment Department office in Gresham are most accessible to residents of Wood Village, Fairview, Maywood Park, and Troutdale.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

The Workforce Investment Board 2013-2015 Strategic Plan calls for engaging public and private partners to identify needs and provide pathways to having a skilled workforce in place, bringing in diverse populations including disadvantaged youth and others with barriers to finding and sustaining employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Multnomah County does not have a formal role in Greater Portland CEDS plan.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	333	1,057	2	9	7
Arts, Entertainment, Accommodations	1,940	1,476	12	13	1
Construction	1,122	910	7	8	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	2,861	752	17	7	-11
Finance, Insurance, and Real Estate	983	274	6	2	-3
Information	324	40	2	0	-2
Manufacturing	1,988	929	12	8	-4
Other Services	711	445	4	4	0
Professional, Scientific, Management Services	1,532	688	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	2,063	2,178	12	19	7
Transportation and Warehousing	802	1,808	5	16	11
Wholesale Trade	1,035	549	6	5	-1
Total	15,694	11,106	--	--	--

Table 90 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	24,170
Civilian Employed Population 16 years and over	21,427
Unemployment Rate	11.35
Unemployment Rate for Ages 16-24	33.54
Unemployment Rate for Ages 25-65	7.56

Table 91 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector		Number of People
Management, business and financial	5,531	
Farming, fisheries and forestry occupations	894	
Service	2,268	
Sales and office	5,570	
Construction, extraction, maintenance and repair	1,575	
Production, transportation and material moving	1,281	

Table 92 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,519	64%
30-59 Minutes	5,698	29%
60 or More Minutes	1,371	7%
Total	19,588	100%

Table 93 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,334	290	776
High school graduate (includes equivalency)	3,793	514	1,363

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	7,115	891	2,042
Bachelor's degree or higher	5,895	261	1,586

Table 94 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	127	174	245	282	132
9th to 12th grade, no diploma	560	378	651	670	320
High school graduate, GED, or alternative	1,291	1,616	1,333	2,721	1,292
Some college, no degree	1,552	2,045	1,722	3,971	1,358
Associate's degree	240	646	447	1,227	333
Bachelor's degree	132	1,042	1,207	2,891	1,019
Graduate or professional degree	15	275	626	1,701	916

Table 95 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,837
High school graduate (includes equivalency)	26,390
Some college or Associate's degree	30,491
Bachelor's degree	41,937
Graduate or professional degree	60,115

Table 96 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium has defined areas of racial and ethnic concentration as those that are twice the average in Multnomah County. Wood Village is the only city in our CDBG Consortium with an identifiable concentration of ethnic minorities with 32.6% of residents who are Hispanic.

Wood Village is also only city which meets HUD's Low/Mod CDBG criteria of having Census Tract Block Groups that meet the low-mod income qualifications of 51% or more of the households with incomes at or below 80% of the area median. Census Tract Block Group #10304 – 1 is at 71.76% low-mod income and Block Group # 10304 - 2 is at 56.32% low-mod income.

What are the characteristics of the market in these areas/neighborhoods?

Wood Village has a high proportion of residents who live in Mobile Homes at appx. 30% of the city's housing stock. There are no Home Forward subsidized housing units in Wood Village, which means residents lack access to permanent, affordable housing.

Are there any community assets in these areas/neighborhoods?

Yes, Wood Village has made a concerted effort to develop new parks and improve existing parks throughout the city.

Are there other strategic opportunities in any of these areas?

There are a number of new street and sidewalk improvements that serve Wood Village's low-income neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Multnomah County's CDBG Consortium includes the cities of Maywood Park, Fairview, Troutdale, and Wood Village as well as unincorporated areas outside of the cities of Portland and Gresham. Each of the CDBG Consortium cities has comprehensive plan documents that reflect its community needs and planning priorities. The need for affordable housing in east Multnomah County is much greater than noted in our previous 2011-16 Consolidated Plan. Gentrification, displacement, and rising housing costs in Portland have had an enormous impact on population growth in the other jurisdictions and unincorporated areas of the Multnomah County Consortium. There are also region-wide economic and employment changes that have also impacted east Multnomah County over the past decade, which have contributed to a decline in housing conditions in some areas and an increase of higher-priced housing in other areas.

The following sections outline the priority needs and associated goals for the Portland Consortium and for the Multnomah County CDBG Consortium. Priorities were established after review of information and outreach within the community to residents and to providers of services.

The priority needs are:

- * Affordable housing choice
- * Basic services and homeless prevention/intervention
- * Community and economic development

Priority goals are:

- * Increase and preserve affordable housing choice
- * Reduce homelessness and increase stability
- * Infrastructure, facilities and economic opportunities

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 97 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Multnomah County's CDBG Consortium includes the cities of Maywood Park, Fairview, Troutdale, and Wood Village as well as unincorporated areas outside of the cities of Portland and Gresham. Each of the CDBG Consortium cities has comprehensive plan documents that reflect its community needs and planning priorities. The need for affordable housing in east Multnomah County is much greater than noted in our previous 2011-16 Consolidated Plan. Gentrification, displacement, and rising housing costs in Portland have had an enormous impact on population growth in the other jurisdictions and unincorporated areas of the Multnomah County Consortium. There are also region-wide economic and employment changes that have also impacted east Multnomah County over the past decade, which have contributed to a decline in housing conditions in some areas and an increase of higher-priced housing in other areas.

Multnomah County CDBG geographic priorities are identified in planning documents developed by each of the cities in the Consortium. The Multnomah County Policy Advisory Board also reviews and makes decision about projects related to addressing community needs.

Poverty Data

HOUSING AFFORDABILITY & ACCESSIBILITY (see section 2, page 74)

Families in Poverty

*# of families include all families in which poverty status can be determined (this number may be lower than total families).

Data Source: 2014 American Community Survey 5-Year Estimates (2010-2014) #B17026; except for data shown in red, margins of error are at generally nominal levels for these categories. Disaggregating this data further (e.g. by age groups, race/ethnicity or family type) is not advisable as the margins of error become unacceptable at this geographic level of analysis.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 98 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Choice
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Increase and preserve affordable housing choice Reduce homelessness and increase stability

2	Description	Need: Increase and preserve affordable housing choice. Affordable housing choice, includes safe housing, in good condition for all residents. Projects will support rental and homeowner housing rehabilitation projects.
	Basis for Relative Priority	For all of the Consortium programs the majority of resources are allocated to projects and programs that benefit extremely low and low income households. The PY 2014 Multnomah County CAPER reported 100% of funds went to low and moderate income households.
	Priority Need Name	Basic svcs and homeless intervention/prevention
2	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Reduce homelessness and increase stability
	Description	Basic services and homelessness prevention/intervention: This need and related goal includes preventing and reducing homelessness and increasing intervention across a broad spectrum of programs, including: Supportive and emergency services, transitional housing, homelessness prevention through services, and education. Services are delivered using a model of cultural and population appropriate programming, service delivery, and activities to increase self-sufficiency, e.g., job training, employment readiness, and education opportunities.
	Basis for Relative Priority	Prevent homelessness and transition people out of homelessness. This resource is targeted to extremely low income households that are homeless and extremely low income households. Other groups that are prioritized based on the risk of homelessness include: Veterans, people with mental or physical disabilities, and families with children.
3	Priority Need Name	Community and economic development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Infrastructure, facilities, and economic oppor.
	Description	Community development goals are tied to the planning documents generated by the Multnomah County's consortium cities - Wood Village, Troutdale, Maywood Park, and Fairview. Community plans and neighborhood needs guide selection of the Public Infrastructure projects selected by the Policy Advisory Board. The Multnomah County CDBG does not fund Economic Development proposals, but instead partners with other jurisdictions to support economic development initiatives for low and moderate income households.

	Basis for Relative Priority	Multnomah County's Policy Advisory Board reviews and approves Public Infrastructure project proposals to ensure alignment with planning documents, community need, and financing resources.
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Narrative (Optional)

The priority needs are:

- Affordable housing choice
- Basic services and homeless prevention/intervention
- Community and economic development

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Leveraging Funds and Matching Requirements (SP35)

Multnomah County's CDBG program, as part of the HOME Consortium with the city of Portland and city of Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Housing rehabilitation activities are highly leveraged. Multnomah County leveraged almost four times the amount of CDBG-expended funding from other sources – County General Fund, other federal, state/local, private, and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

Anticipated Use of Publicly-Owned Land/Property (SP35)

Multnomah County does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	274,980	0	0	274,980	824,980	Multnomah County's CDBG funds are expended on Public Infrastructure, Admin & Planning, Housing, Public Improvements, and Public Services. We don't make expenditures on Economic Development or Acquisition.

Table 99 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Multnomah County's CDBG Policy Advisory Board prioritizes leverage and additional resources in its rating and approval of all Housing Rehabilitation, Public Infrastructure, and Public Services projects. Public Infrastructure projects that are planned in Wood Village and Fairview normally match CDBG funds at 40-50% leverage rate. Public Service and Housing Rehabilitation projects are normally at 50% or higher leverage rate.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

Multnomah County does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

Discussion

N/A

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MULTNOMAH COUNTY	Government	Economic Development Homelessness Planning neighborhood improvements public facilities public services	Region

Table 100 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Consortium partners work closely with nonprofit housing developers to coordinate activities and leverage funds. Members also participate in the Continuum of Care and jointly prioritize goals and strategies as outlined in the 10-year plan A Home for Everyone. These and other partnerships intend to align services with needs. However, agencies are stretched. Many basic and support services are lacking. Childcare, for example, is extremely limited. Efforts to increase self-sufficiency of clients seeking change are limited by the many barriers in place – lack of transportation, lack of childcare, and lack of family wage jobs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	

Supportive Services			
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 101 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Multnomah County's CDBG Consortium works to provide services to the residents of East County. The county has also developed and manages the SUN Services System which provides comprehensive housing, social services, and educational supports to low-income families throughout the county. The SUN System contracts with non-profit agencies to provide housing and social services supports for children, youth, and families to ensure educational success. Two of Multnomah County's CDBG provider agencies are also SUN providers – Human Solutions and El Programa Hispano. The SUN Service System is funded through a combination of the county general fund, Community Services Block Grant (CSBG), private foundation funds, and other state/federal grants.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Special needs populations and persons experiencing homelessness are able to access all the services listed above. The Continuum of Care system conducts focused outreach to bring services to under-served communities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Multnomah County is an active member of the Continuum of Care (Home for Everyone) and contributes both staff and funding resources to the CoC. The county also supports the participation of community members and providers in CoC planning initiatives. In addition, the SUN Service System provides services to low-income families in nearly all the county's school districts. The SUN System model is

based on building collaborations between school districts and non-profit providers to ensure educational success for low-income children and youth. Multnomah County and the city of Gresham have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial, and David Douglas.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$610,000	Rental units rehabilitated: 45 Household Housing Unit Homeowner Housing Rehabilitated: 120 Household Housing Unit
2	Reduce homelessness and increase stability	2016	2020	Homeless Non-Homeless Special Needs		Affordable Housing Choice Basic svcs and homeless intervention/prevention	CDBG: \$179,675	Public service activities other than Low/Moderate Income Housing Benefit: 1925 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 330 Beds Homelessness Prevention: 470 Persons Assisted
3	Infrastructure, facilities, and economic oppor.	2016	2020	Non-Housing Community Development		Community and economic development	CDBG: \$305,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 350 Households Assisted

Table 102 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	Addresses the need to increase and preserve affordable housing choice. Affordable housing choice, includes: Safe housing, in good condition for all rental payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation, and permanent supportive housing over a five-year period.
2	Goal Name	Reduce homelessness and increase stability
	Goal Description	Prevent and reduce homelessness and increase stability for all residents. This goal includes preventing and reducing homelessness and increasing stability interventions across a broad spectrum, such as: Supportive and emergency services, transitional housing, shelters, homelessness prevention through service integration, education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness, and educational opportunities.
3	Goal Name	Infrastructure, facilities, and economic oppor.
	Goal Description	The Multnomah County CDBG Consortium cities - Wood Village, Troutdale, Maywood Park, and Fairview - all have developed community planning documents for their respective cities that prioritize projects which improve the city's infrastructure in low and moderate income neighborhoods. Projects during past years have included improvements for parks, sidewalks, and pedestrian safety.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Portland and Multnomah County co-manage HOME funds for both jurisdictions. The following chart captures the status of these jointly-funded programs. Information specific to Multnomah County CDBG funds is listed below the Portland/Multnomah County table.

Addresses the need to increase and preserve affordable housing choice. Affordable housing choice includes safe housing, in good condition for rental payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation, and permanent housing over a 5-Year period.

Total 3,500

Multnomah County CDBG Housing Rehabilitation Funded Projects (5-Year Period):

Rehabilitated Rental Housing: 45 Units

Homeowner Rehabilitated Units: 120 Units

-

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Multnomah County CDBG program is in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Multnomah County provides in excess of \$5,000 in rehabilitation assistance.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices. The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1,000 low-income households (protecting over 1,200 children from lead poisoning) since 1998. Multnomah County is a party to the HUD Regional Lead Paint grant administered by the City of Portland.

How are the actions listed above integrated into housing policies and procedures?

Multnomah County's Lead Poisoning Prevention Program conducts education about lead hazards and includes access to affordable lead testing.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The cities of Troutdale, Wood Village, Fairview, and Maywood Park have all experienced significant population growth since 2000. Portland's gentrification over the past decade has displaced thousands of low-income households to East County. This is reflected in the growing number of East County residents who are experiencing poverty. Poverty rates for two of the Multnomah County CDBG Consortium jurisdictions exceed the county-wide average of 17% poverty rate – Wood Village (32%) and Fairview (18%). Troutdale (15%) and Maywood Park (8%) have poverty rates below the average. Multnomah County partners with Worksystems, Inc. to provide employment supports for individuals and families. The SUN Service system also offers social services, case management, and employment supports to prevent homelessness and assist households that are homeless. The SUN Service System partnered with Worksystems, Inc. to sponsor a workforce development initiative called Action for Prosperity Initiative, which included CDBG project agencies Catholic Charities and Human Solutions, Inc. as provider agencies.

Mt. Hood Community College (MHCC) is the primary educational institution and workforce training organization in East County. MHCC partners with the State of Oregon's Employment Department to offer education services for students to gain entry-level job skills, English language skills, and workforce training. Non-traditional students or those re-entering the workforce can find education and training opportunities at MHCC.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Multnomah County is an active member of the Continuum of Care (Home for Everyone) and contributes both staff and funding resources to the CoC. The county also supports the participation of community members and providers in CoC planning initiatives. In addition, the SUN Service System provides services to low-income families in nearly all the county's school districts. The SUN System model is based on building collaborations between school districts and non-profit providers to ensure educational success for low-income children and youth. Multnomah County and the city of Gresham have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial, and David Douglas.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring of CDBG funded projects that include Public Facilities and Improvements, Public Services and Housing Rehab entails telephone, e-mail or on-site contact using checklists and other tools to ensure compliance of federal requirements. Contracts, which outline requirements, are signed and in place before any work begins. Technical assistance in regard to federal regulation is offered as projects begin.

Public Facilities project monitoring included completion of environmental review before work begins. Subcontractors are informed and made familiar with the grant regulations including Federal and State Labor Standards, payroll submission, and timeliness of project completion at preconstruction meetings. All payrolls are submitted and approved before payment is authorized. When possible, site visits are made as work is in process and upon completion of projects.

Public Services and Housing Rehab projects, subject to risk analysis review may be monitored on-site yearly. An on-site visit includes review of client files to determine appropriate documentation is obtained. Follow-up discussions take place about any issue or problems that may need resolved or clarified, particularly for new programs. Multnomah County and the city of Gresham work together, when possible, to schedule monitoring of shared projects. For projects without at-risk issues, site visits generally occur every second or third year.

Project file review determines that invoices and documentation are in place. Ongoing communication by phone or email, and on-site visits provides technical assistance or problem solving of identified issues. Quarterly reporting is mandatory for all ongoing projects to determine that projects are on schedule and in compliance.

Expected Resources

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

Introduction

Leveraging Funds and Matching Requirements (SP35)

Multnomah County's CDBG program, as part of the HOME Consortium with the city of Portland and city of Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Housing rehabilitation activities are highly leveraged. Multnomah County leveraged almost four times the amount of CDBG-expended funding from other sources – County General Fund, other federal, state/local, private, and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

Anticipated Use of Publicly-Owned Land/Property (SP35)

Multnomah County does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those

opportunities arise, however, such land and property will be included to the extent practicable.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	274,980	0	0	274,980	824,980	Multnomah County's CDBG funds are expended on Public Infrastructure, Admin & Planning, Housing, Public Improvements, and Public Services. We don't make expenditures on Economic Development or Acquisition.

Table 103 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Multnomah County's CDBG Policy Advisory Board prioritizes leverage and additional resources in its rating and approval of all Housing Rehabilitation, Public Infrastructure, and Public Services projects. Public Infrastructure projects that are planned in Wood Village and Fairview normally match CDBG funds at 40-50% leverage rate. Public Service and Housing Rehabilitation projects are normally at 50% or higher leverage rate.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Multnomah County does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$122,000	Rental units rehabilitated: 19 Household Housing Unit Homeowner Housing Rehabilitated: 21 Household Housing Unit
2	Reduce homelessness and increase stability	2016	2020	Homeless Non-Homeless Special Needs		Basic svcs and homeless intervention/prevention	CDBG: \$35,935	Public service activities for Low/Moderate Income Housing Benefit: 545 Households Assisted
3	Infrastructure, facilities, and economic oppor.	2016	2020	Non-Housing Community Development		Community and economic development	CDBG: \$60,679	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 72 Households Assisted

Table 104 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	See Portland Consortium content.
2	Goal Name	Reduce homelessness and increase stability
	Goal Description	See Portland Consortium content.
3	Goal Name	Infrastructure, facilities, and economic oppor.
	Goal Description	See Portland Consortium content.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2016 Annual Action Plan outlines projects meeting needs identified in the 2016-2020 Consortium Consolidated Plan as well as planning goals identified by the Multnomah County's CDBG Consortium Cities – Wood Village, Fairview, Maywood Park, and Troutdale. Each Consortium city jurisdiction has planning documents in place that outline business, transportation, housing, health, public safety, and parks/recreation priorities. Initial CDBG project recommendations were made by the Multnomah County CDBG Policy Advisory Board (PAB), which is comprised of representatives from each city and county governments. The PAB evaluated staff reviews of each application, heard testimony from each applicant agency, and decided on funding allocations. A major part of this review process was consideration of the ability of project applicant organizations to successfully achieve objectives and administrative demands, including monitoring. The Multnomah County Board of Commissioners will make the final decisions on project funding.

#	Project Name
1	Adapt-A-Home
2	Mend-A-Home
3	Tenant Education (Community Alliance of Tenants)
4	Weatherization Education & Materials (Community Energy Project)
5	I & R Emergency Services (El Programa Hispano)
6	Willow Tree Inn (Human Solutions)
7	Install Fire Hydrant & Water Line (City of Wood Village)
8	Multnomah County CDBG Program Administration
9	Portland Housing Bureau Consolidated Plan Administration
10	Contingency - Public Infrastructure

Table 105 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Multnomah County CDBG Consortium allocates CDBG funds through a competitive process, with review and input provided by the Multnomah County Policy Advisory Board (PAB), which is comprised of representatives of the Consortium cities – Fairview, Wood Village, Troutdale and Maywood Park. Multnomah County DCHS Community Services Division staff members conduct the review and rating of applications to ensure project and applicant compliance with CDBG regulations. Distributions are made in the following prioritized categories: Public Services, Housing Development/Rehabilitation, and Public Facilities and Improvements. Staff recommendations are reviewed and approved by the Policy Advisory Board. Final project approval and funding is provided by the Multnomah County Board of Commissioners. The County Consortium gives priority to projects that promote investment in low-income neighborhoods, leverage additional resources for revenue, preserve affordable housing, and provide social services to low- or moderate-income households. The main obstacle to providing services

to all income-eligible individuals and families is the lack of funding and resources to serve all those who are potentially eligible.

AP-38 Project Summary

Project Summary Information

1	Project Name	Adapt-A-Home
	Target Area	
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice Basic svcs and homeless intervention/prevention
	Funding	CDBG: \$58,000
	Description	Adapt renter or owner occupied homes (up to \$3,000 per unit) to make homes permanently accessible to persons with disabilities (below 50% MFI) to keep people with disabilities independent and out of institutions.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Renter and homeowner housing units receive accessibility improvements. Program will serve households at 50% of MFI.
2	Project Name	Mend-A-Home
	Target Area	
	Goals Supported	Increase and preserve affordable housing choice

	Needs Addressed	Affordable Housing Choice Basic svcs and homeless intervention/prevention
	Funding	CDBG: \$64,000
	Description	Emergency home repairs for low-income homeowners (up to \$3,000 per unit) to improve housing conditions and habitability.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Emergency home repairs for low-income homeowners to improve housing conditions and habitability. Program will serve households earning up to 80% MFI.
3	Project Name	Tenant Education (Community Alliance of Tenants)
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Basic svcs and homeless intervention/prevention
	Funding	CDBG: \$6,500
	Description	Tenant education to provide support and information to renters who are experiencing a landlord/tenant dispute, have questions regarding renter's rights, or need Fair Housing information/referral.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Consumers receive information on tenant rights, participate in workshops, learn to conduct self-advocacy, and receive referrals to Fair Housing Council of Oregon.
4	Project Name	Weatherization Education & Materials (Community Energy Project)
	Target Area	
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	
	Funding	CDBG: \$4,000
	Description	Training sessions to teach people how to weatherize their homes and supplies for low-income households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Weatherization education workshops will be offered to consumers. Low-income consumers will receive free materials to weatherize their homes.
5	Project Name	I & R Emergency Services (El Programa Hispano)
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Basic svcs and homeless intervention/prevention
	Funding	CDBG: \$5,000

	Description	Emergency services and life skills to assist Latinos to overcome short-term crises and to gain knowledge and skills to become more self-sufficient. The project has two crucial services, immediate help to clients in crisis, and informational workshops/life skills classes to avoid future crises.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Emergency services and life skills to assist Latinos to overcome short-term crises and to gain knowledge and skills to become more self-sufficient. The project has two crucial services – immediate help to clients in crisis and informational workshops/life skills classes to avoid future crises.
6	Project Name	Willow Tree Inn (Human Solutions)
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Basic svcs and homeless intervention/prevention
	Funding	CDBG: \$20,435
	Description	Transitional housing with supportive services to extremely low-income homeless family members with significant barriers to permanent housing. Provides education to improve self-sufficiency and permanent housing stability.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Transitional housing with supportive services to extremely low-income homeless family members with significant barriers to permanent housing. Provides education to improve self-sufficiency and permanent housing stability.
7	Project Name	Install Fire Hydrant & Water Line (City of Wood Village)
	Target Area	
	Goals Supported	Infrastructure, facilities, and economic oppor.
	Needs Addressed	Community and economic development
	Funding	CDBG: \$60,679
	Description	Install new waterlines and fire hydrant in public right of mobile home park to ensure that residents are able to receive fire protection services during fire emergencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Install new waterlines and fire hydrant in public right of mobile home park to ensure that residents are able to receive fire protection services during fire emergencies.
8	Project Name	Multnomah County CDBG Program Administration
	Target Area	
	Goals Supported	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, facilities, and economic oppor.

	Needs Addressed	Affordable Housing Choice Basic svcs and homeless intervention/prevention Community and economic development
	Funding	CDBG: \$48,366
	Description	Increase and preserve affordable housing choice Reduce homelessness and increase stability Improve infrastructure, facilities, and economic opportunities
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG Program Administration
9	Project Name	Portland Housing Bureau Consolidated Plan Administration
	Target Area	
	Goals Supported	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, facilities, and economic oppor.
	Needs Addressed	Affordable Housing Choice Basic svcs and homeless intervention/prevention Community and economic development
	Funding	CDBG: \$3,500
	Description	IGA with City of Portland to manage the Portland Consortium's Consolidated Plan Administration.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Intergovernmental Agreement with the City of Portland for administrative and planning tasks related to the Consolidated Plan.
10	Project Name	Contingency - Public Infrastructure
	Target Area	
	Goals Supported	Infrastructure, facilities, and economic oppor.
	Needs Addressed	Community and economic development
	Funding	CDBG: \$4,500
	Description	Contingency funds for Public Facilities & Improvement Projects to be completed in FY 17.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public facility and improvement projects may exceed their planned budget based on contracting costs, shortened construction season issues, etc. Our plan is to provide contingency funds through amending current IGA agreements in order to respond to unforeseen project expenses that may impact project completion

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Multnomah County

Geographic Distribution

Target Area	Percentage of Funds

Table 106 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See Portland Consortium content.

Discussion

See Portland Consortium content.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The gentrification of Portland's neighborhoods and the increase of working poor households have had a major impact on housing affordability in the cities of Maywood Park, Fairview, Wood Village and Troutdale. East Multnomah County is also experiencing a low vacancy rate as are the cities of Portland and Gresham. Low vacancy rates have made it much more difficult to for low and moderate income households to find affordable housing in any of the Multnomah County CDBG Consortium cities. The number of homeless individuals and households with children is also increasing in East County, but the current social services infrastructure struggles to meet the demand for housing and social services.

Actions planned to address obstacles to meeting underserved needs

Multnomah County has budgeted millions of dollars of its FY 2016-17 General Fund resources to help resolve the issue of homelessness. The City of Portland and Multnomah County are also jointly funding the new Joint Office of Homelessness Services (JOHS) to oversee the Continuum of Care and other efforts to assist homeless individuals and families. Multnomah County contracts for public services and housing resources with a variety of non-profit providers and utilizes an array of local, state, federal, and foundation funds to bring services to low and moderate income households.

Actions planned to foster and maintain affordable housing

Multnomah County partners with the City of Portland to develop affordable housing and has executed an IGA with the City of Portland for management of its HOME funds.

Actions planned to reduce lead-based paint hazards

Multnomah County's Health Department conducts lead-based paint hazard reduction services in the community. The Health Department also conducts free lead blood tests for children and treats low income families who have lead-related medical issues.

Actions planned to reduce the number of poverty-level families

The 2014 Poverty in Multnomah County report highlighted the impact of poverty on diverse populations, mapped low-income neighborhoods, and outlined approaches for transitioning people out of poverty. Multnomah County is also a Community Action Agency under the State of Oregon's guidelines and is eligible to administer a number of federal programs to address poverty, including CSBG, Weatherization, and Low-Income Heating & Energy Assistance Program. The Department of County Human Services provides direct service supports to older adults, individuals with developmental disability, and veterans. The Health Department also provides direct medical and dental services to low

income households.

Actions planned to develop institutional structure

Multnomah County has oriented its budget approval process to prioritize coordinated and evidence-based programs that demonstrate tangible results in alleviating the causes and conditions of poverty. Each department also has Research & Evaluation Specialists on staff to assure that public programs are effective and efficient in providing social and housing services. Record and data management systems reinforce this evidence-based approach to service provision.

Actions planned to enhance coordination between public and private housing and social service agencies

Multnomah County's Schools Uniting Neighborhoods (SUN) has been a national model for bringing together public schools, social service agencies, and local governments to improve economic and social conditions for children, youth and families. SUN programs are in many schools throughout Multnomah County and provide easy access for low income families to seek services or educational supports for their children. SUN's Multnomah Stability Initiative (MSI) funds contracted services with social services provider agencies in all areas of the county. It brings social services and economic supports services to low income households, communities of color, and under-represented populations.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

See Portland Consortium content.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

This overall benedit is calculated for Program Year 16-17.

Attachments

Grantee SF-424's and Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE		OMB Approved For: 2506-0117		Version 7/03	
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 8/10/2016		Applicant Identifier BS-BLZ-001	
<input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE		State Application Identifier	
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
Legal Name: Multnomah County, Oregon		Organizational Unit: Department: Department of County Human Services			
Organizational DUNS: 00 076 4669		Division: Community Services Division			
Address: Street: 421 SW Oak Street, Suite 200		Name and telephone number of person to be contacted on matters involving this application (give area code): Prefix: First Name: Middle Name: Last Name: Suffix: Ms. Rose Ellen Jak			
City: Portland		Middle Name: Ellen			
County: Multnomah County		Last Name: Jak			
State: OR		Suffix:			
Country:		Email: rose.ellen.jak@multco.us			
5. EMPLOYER IDENTIFICATION NUMBER (EIN): 93-8306730		Phone Number (give area code): 503-888-7522		Fax Number (give area code): 503-888-3332	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision (If Revision, enter appropriate letter(s) in boxes: (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types)			
Other (specify):		8. County: Other (specify):			
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-218		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development			
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Multnomah County, Oregon		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan 2016-2020: Multnomah County Annual Action Plan for 2016-17			
13. PROPOSED PROJECT Start Date: July 1, 2016 Ending Date: June 30, 2017		14. CONGRESSIONAL DISTRICTS OF: a. Applicant: First, Third, and Fifth in Oregon 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: \$ 274,950		a. Yes <input type="checkbox"/> THIS PREAPPLICATION 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: \$		OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW			
d. Local: \$		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?			
e. Other: \$		<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No			
f. Program Income: \$		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.			
g. TOTAL: \$ 274,950		a. Authorized Representative			
Prefix: Last Name: Kathryn		First Name: Middle Name: Suffix:			
b. Title: Chair		c. Telephone Number (give area code): 503-888-8382			
d. Signature of Authorized Representative: <i>Seben-Kay</i>		e. Date Signed: 6/16/16			
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Multnomah County
Department of County Human Services/Community Services Division
2016-2017

CERTIFICATIONS
24 C.F.R. 91.225

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, Multnomah County certifies that:

Affirmatively Further Fair Housing – Multnomah County 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 – Multnomah County 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 – Multnomah County 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; and
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs;
 - (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 Multnomah County'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. Multnomah County 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.

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.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and Multnomah County 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.

Acquisition and Relocation -- Multnomah County will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24.

Section 3 -- Multnomah County will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

SPECIFIC CDBG CERTIFICATIONS

Multnomah County certifies that:

Citizen Participation -- Multnomah County is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Multnomah County's 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 -- Multnomah County is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- Multnomah County 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) 2014, 2015 & 2016, 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.** Multnomah County 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 – Multnomah County 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 – Multnomah County's notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

HOME program—Multnomah County certifies the following:

- (1) HOME funds used for tenant-based rental assistance are an essential element of its consolidated plan;
- (2) It is using and will use HOME funds for eligible activities and costs, as described in §§ 92.205 through 92.209 of this subtitle and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214 of this subtitle; and
- (3) That before committing funds to a project, the it will evaluate the project in accordance with 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.

Compliance with Laws – Multnomah County certifies that it will comply with applicable laws.


Signature/Authorized Official

6/16/16
Date

Chair, Multnomah County Board of County Commissioners
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING DRUG-FREE WORKPLACE REQUIREMENTS:

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 – DCHS – 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).

Appendix - Alternate/Local Data Sources