

**Consolidated Annual  
Performance and Evaluation  
Report**

**2020**

**Prepared for :**

**U.S. Department of Housing and Community Development**

**By**

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**City of Portland**



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## **CR-05 - Goals and Outcomes**

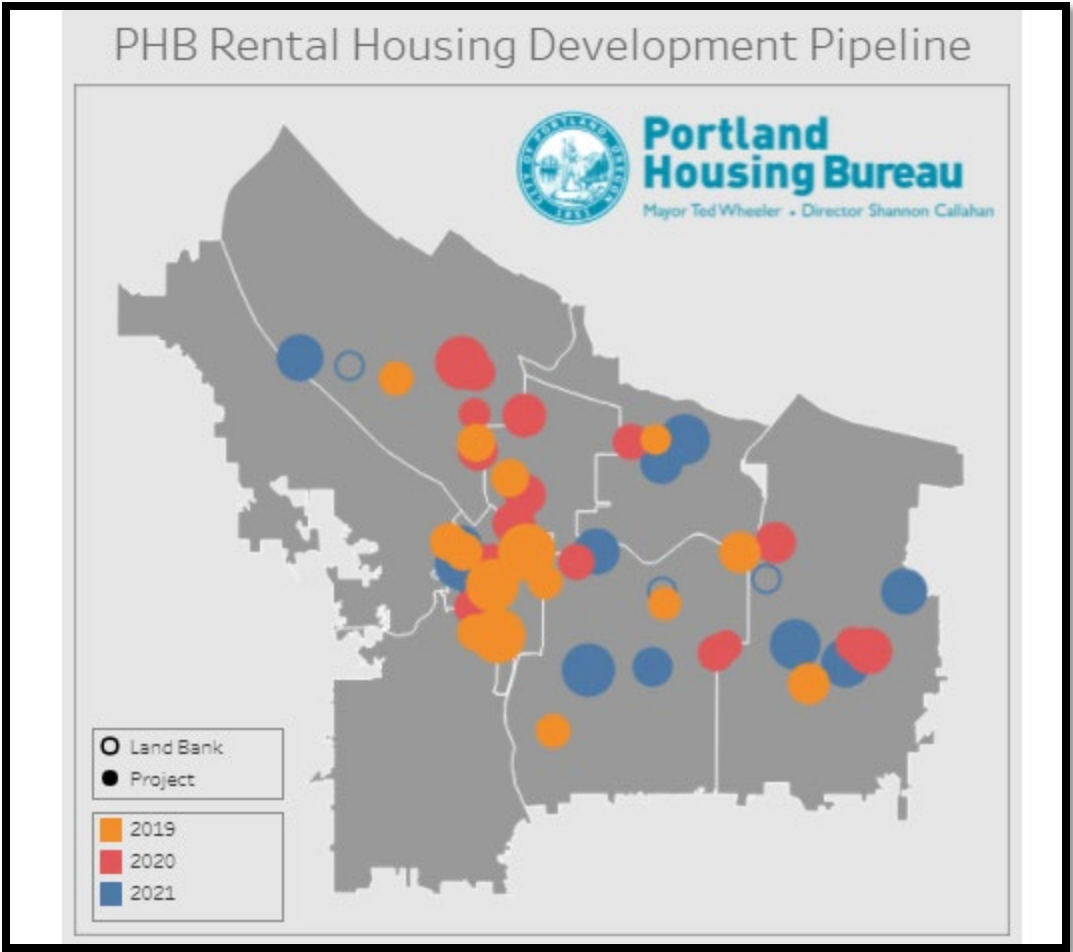
### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2020 Consortium Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the 2016-2020 Consolidated Plan (Consolidated Plan) and the projects and activities detailed in the 2020 Action Plan (AP). The CAPER outlines progress in achieving the affordable housing, ending homelessness, and community development goals using the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. This CAPER concludes the alignment and evaluation of accomplishments that were set forth in the aforementioned Consolidated Plan.

Clearly, the single most consequential event that continues to impact the lives of households not just in the Portland area but across the globe is the COVID -19 Pandemic. Since March 2020, the affordable housing service providers in the area have transitioned to a combination of limited on-site activities and remote provision that can ensure safe but effective and efficient provision of services. The critical HUD waivers/regulation changes that allowed for revisions like ability to hold virtual hearings, limiting on-site home inspection of units for the Tenant Based Rent Assistance (TBRA) program, easier self- certification process etc. has helped the Consortium to successfully complete the original Consolidated Plan Goals. It is also important to that with the declaration of State of the Housing since 2015, Portland has managed production of a record number of affordable housing units made possible by a gamut of new and local financial resources like the City and Metro housing Bond, implementation of Inclusionary Housing etc.

Continued commitment and cooperation on part of Portland's City Council, Metro Area Partners and the State of Oregon and the ensuing comprehensive action, from expanded renter protections to the production of more than 5,200 affordable rental homes providing stable housing to an estimated 10,100 Portlanders. It also shows that our affordable housing production remained high even in 2020 and just in the fiscal year 2020-21 as many as 244 housing units became available for occupancy for qualifying renter households. The Portland Housing Bureau (PHB) has current investments in over 13,000 rental housing units throughout the city. The following map illustrates PHB's rental housing development pipeline:



[Affordable Housing Development Maps](#)




Similarly , since the formation of the City-County Agency, the Joint Office of Homeless Services (JOHS) in 2015, the partnership has dedicated millions of general fund dollars to provide services and house population experiencing homelessness. The following graphic illustrates the number of people served by area emergency shelters:



[A Home For Everyone Report: FY 2020-21](#)

The Portland Consortium as a whole in general and the City of Portland had set ambitious goals to address affordable housing needs, addressing homelessness and community economic development back in 2016. This was before the globe has had to conform a pandemic like COVID 19. However, as the table on goals and accomplishments in this five-year period (2016-2020) will reveal, Portland has managed to meet all proposed accomplishments many times over the goal.

The Consortium is absolutely committed to continuing to address the affordable housing crisis that is being faced by the low and moderate income are residents. Along with allocated federal funds, a steep increase in local funds (City General Funds, Housing Bond etc.) has helped the jurisdiction make progress in every indicator.

Goal	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Selected Goal Outcome Indicator	Status
1	Affordable Housing Choice	2016	2020	Affordable Housing Public Housing	PORTLAND LMA	Increase and preserve affordable housing choice	Rental units constructed*: 5,843 Rental units rehabilitated: 1,043 Homeowner housing added including direct financial asaitnce to homebuyers: 101 Homeowner Housing Rehabilitated: 2,782 Public services activities including fair housing: 13,815  *This number reflects units constructed including but not limited to HUD entitlements funds	
2	Prevent homelessness and increase stability	2016	2020	Public Housing Homeless Non-Homeless Special Needs	PORTLAND LMA	Basic Services, homelessness prevention/intervene	Tenant-based rental assistance / Rapid Rehousing: 255 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added**: 11,810 HIV/AIDS Housing Operations: 500 Household Housing Unit  ** This number includes people served in emergency shelter with funds not limited to ESG dollars	
3	Community Economic Development	2016	2020	Non-Housing Community Development	PORTLAND LMA	Community Economic Development	Employment training: 9,981 Technical assistance to businesses assisted: 25,993	

However, accomplishment does not mean complacency

**Selected highlights of initiatives and accomplishments:**

- City of Portland’s affordable housing production remained at an all-time high in 2019 for the second consecutive year, with **878** new units—the most ever produced in a single year. Another **3,100** are currently in development
- There are **792 new housing units of Permanent Supportive Housing (PSH)** intended to serve extremely low-income households; the City Council has made commitment through a resolution to add as many as 2,000 units by 2028.
- During FY 2020-21, HOME funds were successfully deployed to assist as many as 793 households. This was a new program that was developed amidst the Pandemic and helped keep the households safe and from being evicted. The HOME attachment includes a program description of the PHB HOME TBRA.
- Continuing resources for emergency rental assistance prevented more than 25,000 people from entering homelessness.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

	Goal	Category	Indicator	Unit of Measure	Expected 5-year Strategic Plan Goal	Expected Annual Goal	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Actual	Total	Percent Complete
1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Public Service activities <b>other than</b> low/moderate income housing benefit	Persons Assisted	6,500	1,300	1,494	1,141	1,012	3,347	3,814	10,808	166%
1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Public service activities for low/moderate income housing benefit	Households Assisted	3,000	600	686	2,602	3,413	3,988	3,126	13,815	461%
1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Rental units constructed	Household Housing Unit	500	100	120	-	34	48	244	446	89%



1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Rental units rehabilitated	Household Housing Unit	750	150	408	271	90	143	131	1,043	139%
1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Homeowner Housing Added	Household Housing Unit	50	10	9	2	11	8	24	54	108%
1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Homeowner Housing Rehabilitated	Household Housing Unit	2,000	400	407	498	666	683	528	2,782	139%
1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Direct Financial Assistance to Homebuyers	Household Housing Unit	50	10	11	8	10	10	8	47	94%
1	Increase and Preserve Affordable Housing Choice	Affordable Housing/ Public Housing	Housing for Homeless Added	Households Assisted	1,500	300	294	201	239	124	902	1,760	117%

1	Prevent/ reduce homelessnes s and increase stability	Affordable Housing/ Public Housing/ Homeless/ Non- Homeless Special Needs	Housing for People with HIV/AIDS added	Household Housing Unit	795	160	187	174	266	230	221	1,078	136%
2	Prevent/ reduce homelessnes s and increase stability	Affordable Housing/ Public Housing/ Homeless/ Non- Homeless Special Needs	Public service activities other than low/Moderat e Income Housing Benefit	Persons Assisted	7,500	1,500	1,551	3,195	3,263	991	411	9,411	125%
2	Prevent/ reduce homelessnes s and increase stability	Affordable Housing/ Public Housing/ Homeless/ Non- Homeless Special Needs	Tenant-Based Rental Assistance	Household s Assisted	175	35	37	38	57	58	65	255	146%
2	Prevent/ reduce homelessnes s and	Prevent/re duce homelessn ess and	TBRA- Rapid Rehousing	Household s Assisted	500	100	90	3	11	7	-	111	22%

	increase stability	increase stability											
2	Prevent/reduce homelessness and increase stability	Prevent/reduce homelessness and increase stability	Overnight/Emergency Shelter/Transitional Housing Beds Added	Beds	11,000	2,300	2,360	880	2,700	550	298	6,788	62%
2	Prevent/reduce homelessness and increase stability	Affordable Housing/Public Housing/Homeless/Non-Homeless Special Needs	HIV/AIDS Housing Operations	Household Housing Unit	300	60	62	68	62	66	63	321	107%
3	Infrastructure, facilities, and economic opportunity	Non-Housing Community Development	Public Service activities other than low/moderate income housing benefit	Persons Assisted	8,300	1,660	1,669	924	2,554	2,726	2,108	9,981	120%
3	Infrastructure, facilities, and economic opportunity	Non-Housing Community Development	Businesses Assisted	Businesses	6,000	6,000	6,375	-	-	9,809	9,809	25,993	433%

<b>3</b>	Infrastructure, facilities, and economic opportunity	Non-Housing Community Development	Businesses Assisted	Businesses Assisted	750	250	291	210	442	458	424	1,825	243%
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**Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The jurisdiction is using federal funds, CDBG in particular to serve population particularly vulnerable to displacement and potential homelessness. This federal program is broadly used to fund:

- Acquisition
- Economic Development
- Housing (Construction & Rehab)
- Public services

The nature of activities funded addresses all three priorities of the Consortium. Notably, the CDBG funding is allocated and spent on the jurisdiction’s **# 1 Goal : Increase and Preserve Affordable Housing Choice**. It is also noteworthy that the City of Portland has been extremely successful in utilizing new revenue sources like the City’s Housing Bond , Construction Excise Tax, TIF etc. to develop as many as **244** new units during the FY 2020-21 despite the ongoing COVID Pandemic. Another 3,100 are currently in development.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

**Number of Persons Served by Race and Ethnicity and by Type of Federal Funds**

RACE & ETHNICITY	CDBG	HOME*	ESG	HOPWA	Total
White	2,455	680	199	192	3,526
Black or African American	2,425	764	30	63	3,282
Asian	372	37	3	6	418
American Indian or Alaska Native	150	45	13	9	217
Native Hawaiian or Other Pacific Islander	61	5	6	1	73
American Indian or American Native and White	101	10	0	9	120
Asian and White	33	5	0	0	38
Black or African American and White	84	30	0	0	114
American Indian/Alaska Native/African American	76	20	0	5	101
Multi-racial	1,607	187	23	13	1,830
Not Provided	0	0	24	0	24
<b>Total</b>	<b>7,364</b>	<b>1,783</b>	<b>298</b>	<b>298</b>	<b>9,743</b>
Hispanic	1,514	0	33	69	1,616
Not Hispanic /Refused/Don't Know	5,850	1,783	265	229	8,127

\* HOME: Accomplishments are tracked in units by race/ethnicity. The unit counts have been multiplied by average HH Size by Race/Ethnicity to determine the number of persons assisted.

## Narrative

The City's subrecipient agencies for Housing and Public Services record income and demographic information on all individuals who receive services provided with CDBG funds. Similarly, agencies that receive HOME, ESG and HOPWA funds also track the race and ethnicity of individuals and/or households that receive housing and/or relevant services. See attached table that captures the full spectrum of **individuals** who have been served by the use of federal funds.

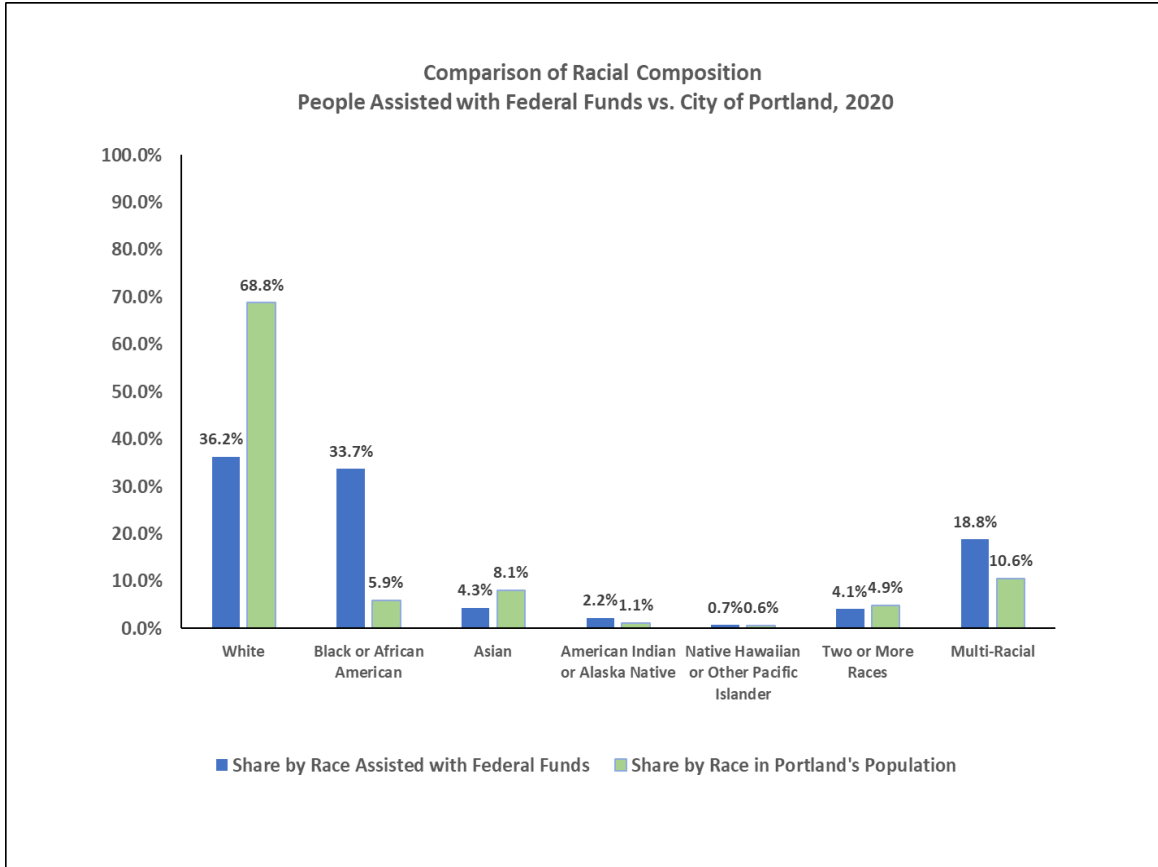
### Highlights on the Race/Ethnic Profile of Individuals Served

- A total of **9,743 persons (individuals)** were served through a combination of CDBG, HOME, ESG and HOPWA funds.
- As many as **1,636 Households** were served through CDBG and HOME funds
- The federal funds have served people of color at proportionately higher levels (see attached charts that compare the race and ethnicity of people assisted with federal funds vs. City of Portland
- The share of African American community served is **nearly six times** that share of this racial group in the City as a whole (34% vs. 6%)
- Hispanic individuals made up nearly **17%** of the people served through various federal entitlement funds. This share is 8% points higher than the share of Hispanics in the City as a whole (11%).

The higher representation of people of color is an outcome of targeted outreach and provision of services through several culturally specific organizations. Addressing inequities faced by people of color and/or low-income population will continue to be a priority for the consortium.

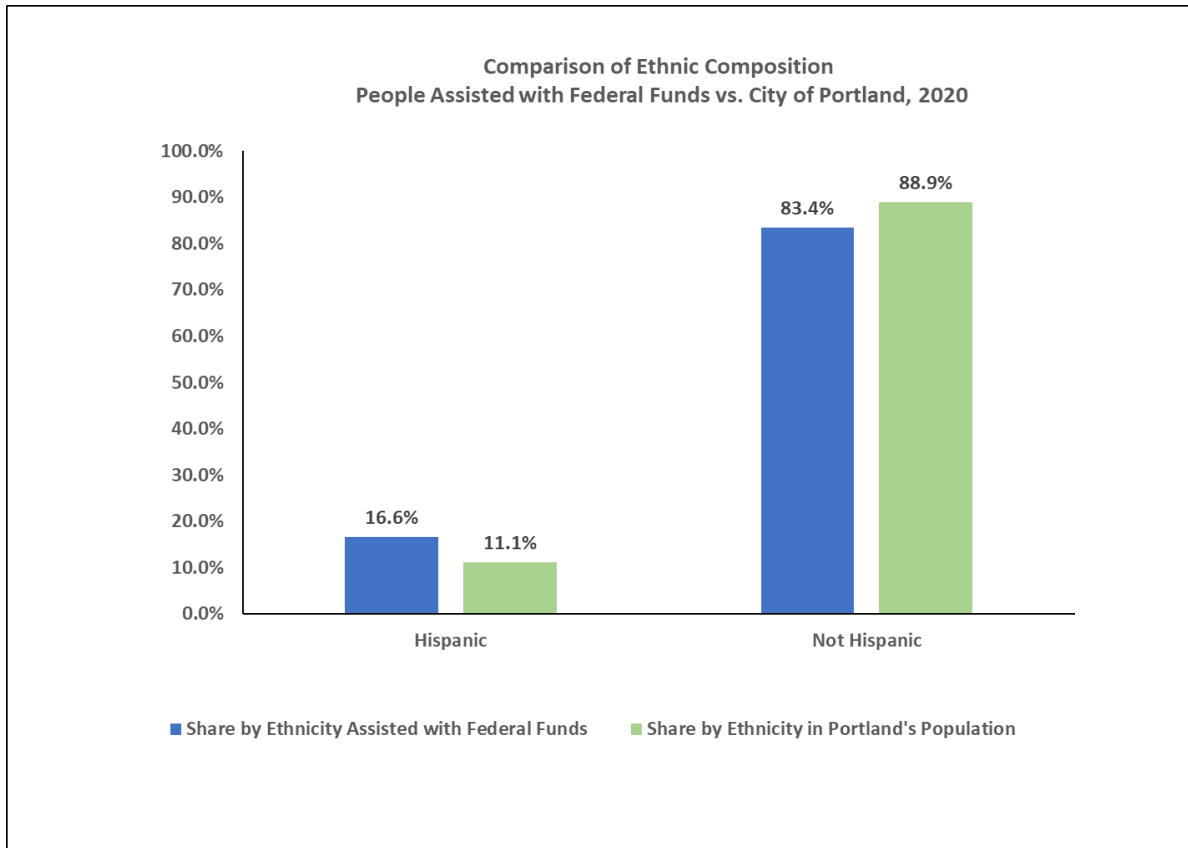
See attached charts to note the comparisons and attached tables to see full details on persons and households served by race and ethnicity.

➤ Comparison of Racial Distribution: Federal Funds vs. City of Portland





➤ Comparison of Ethnic Composition: Federal Funds vs. City of Portland



**Connection Between CR-10 and HOPWA and ESG CAPER(s)**

The reported race and ethnic composition cover all federal sources- CDBG, HOME, ESG and HOPWA. This CAPER draws from respective CAPERS for ESG and HOPWA to provide information on the racial and ethnic composition of clients aided from those funding sources.

## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$ 14,581,626.00	\$ 6,931,855.20
HOME	public - federal	\$ 11,587,231.00	\$ 5,484,698.75
HOPWA	public - federal	\$ 1,717,254.00	\$ 1,662,694.32
ESG	public - federal	\$ 747,743.00	\$ 485,724.69
Competitive McKinney-Vento Homeless Assistance Act	public - federal	\$ 245,666.00	\$ 245,666.00
General Fund	public - local	\$ 35,879,241.00	\$ 32,995,151.16
Tax Increment Financing	public - local	\$ 61,620,694.00	\$ 32,996,267.95
Other	public - federal	\$ 1,747,000.00	\$ 996,818.87
<b>Grand Total</b>	<b>public - local</b>	<b>\$ 128,126,455.00</b>	<b>\$ 81,798,876.94</b>

**\*Note: Resources made available includes FY 2020-21 federal allocations and permissible carryover funds from prior years.**

### Narrative

The resources, **CDBG**, **HOME** and **HOPWA** detailed in the above table are larger than the actual federal allocations for FY 20-21. This is mainly because of permissible **carryover funds** from previous years. The carryover funds mostly result from typical expenditure patterns associated with construction of new housing developments or rehabilitation projects.

### Identify the geographic distribution and location of investments

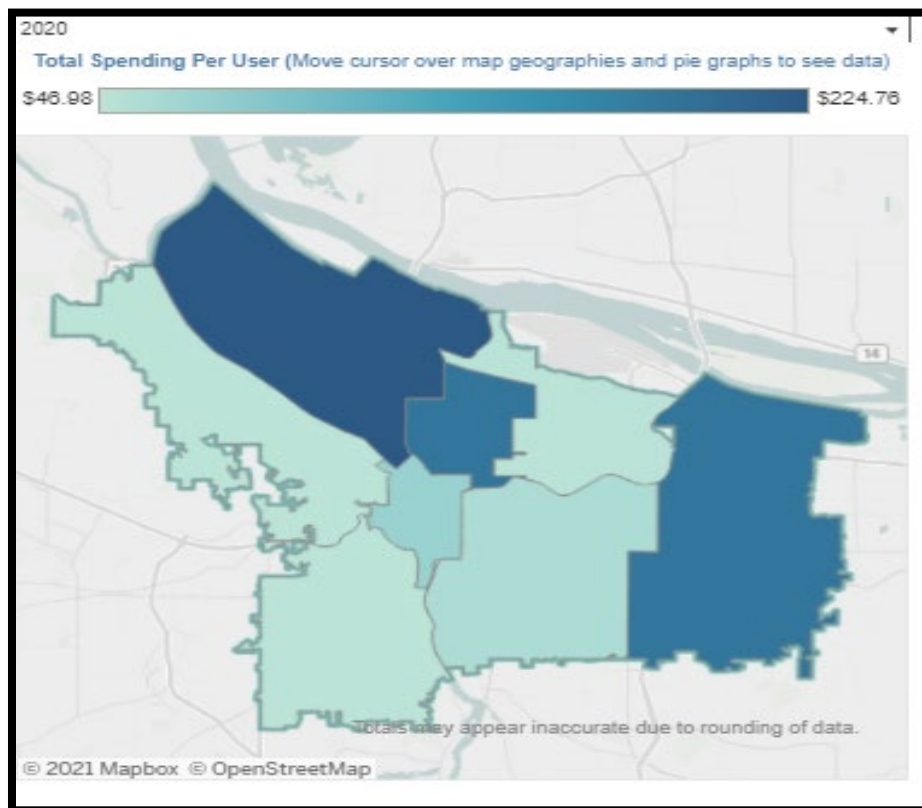
Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	See Narrative Description Below

## Narrative

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.

PHB manages an annual budget comprised of multiple funding sources, including Tax Increment Financing (TIF), and Housing Bond proceeds. TIF continues to be the largest funding source for PHB. TIF expenditures are restricted geographically and must be spent within the Urban Renewal Area (URA) in which it is generated. This restriction greatly reduces PHB's ability to distribute funding citywide and creates a concentration of spending in Central City and North/Northeast. Federal Funding and City General Fund spent on emergency shelters, rent assistance, homebuyer education, and foreclosure prevention are categorized as citywide expenditures. All distinct rental and homeownership development projects and acquisitions are allocated to the financial planning district where the property is located.

See following image for spatial pattern in the distribution of City funds for affordable housing:



## **Map Discussion that reflects PHB's investment priorities**

PHB's 2020 budget map shows the significant impact of PHB's strategic initiatives on affordable housing development in Portland. The North/Northeast Neighborhood Housing Strategy has increased funding for projects in North and Northeast Portland and made NPNS and NECN the two districts with the highest spending per user. Investments in new affordable rental projects like Argyle Apartments and Magnolia 2, as well as continued spending on first-time homebuyer assistance and home repair will help longtime N/NE residents return to or remain in the neighborhoods in which they grew up. East Portland also continues to receive high spending per user (nearly identical to Northeast Portland) due to continued TIF investment in the Lents Town Center and large rental housing investments including Gateway Park and Garden Park Estates.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

HUD funding that is received by the Consortium is used to leverage additional dollars for transit services, social services, homeless programs and economic development. HUD requires that participating jurisdictions provide a 25 percent match for all HOME funds and a 100 percent match for ESG funds. HUD's match requirements for HOME and ESG are passed to the Consortium subrecipients of HUD funding.

The City of Portland has been placing top priority to address the affordable housing crisis faced by residents of the City. The ongoing State of Housing Emergency from 2015 substantiates the City Council's priority to address the affordable housing crisis. Further, the City has been leveraging local and state funds alongside the federal allocation. Noteworthy is the housing bond for \$258 million that passed in 2017 and has so far added well over 1,200 affordable units to our portfolio. Additionally, the City has been using General Funds to provide homeless services and add emergency shelter beds in an effort to ramp up support for people experiencing homelessness in Portland and in Multnomah County. An excess match that has been carried over from FY 2018-19 of close to \$27 million (towards HOME match- see table below) highlights the jurisdiction's success in terms of leveraging.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$27,055,513.88
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$27,055,513.88
4. Match liability for current Federal fiscal year	\$323,132.72
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$26,732,381.16

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
N/A								

**\* Note: No Project and hence no match requirement triggered**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
N/A				

**\* Note: No Program Income to report**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	300	793*
Number of Non-Homeless households to be provided affordable housing units	670	781**
Number of Special-Needs households to be provided affordable housing units	120	286
<b>Total</b>	<b>1,090</b>	<b>1,860</b>

Note: \* HOME TBRA was successfully deployed to keep families experiencing homeless or on the brink of falling into homelessness in housing units

\*\*Production of new affordable units for the homeless and non-homeless households is being achieved through other local revenue sources and programs. Portland's Housing Bond has contributed to this robust response. In the time period covered by this CAPER, a total of 244 affordable rental units were completed and opened. Check [Affordable Units Opened FY 2020-21](#) for details on these projects.

	One-Year Goal	Actual
Number of households supported through Rental Assistance	300	793
Number of households supported through the Production of New Units	100	244*
Number of households supported through Rehab of Existing Units	550	659
Number of households supported through Acquisition of Existing Units	20	28
<b>Total</b>	<b>970</b>	<b>1,724</b>

Note: \* In the time period covered by this CAPER, a total of 244 affordable rental units were completed and opened using robust local resources. Check [Affordable Units Opened FY 2020-21](#) for details on these projects.

## **Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Since 2016, the City of Portland has continued on a trajectory of record production of affordable units. So, the goals that were set in the Consolidated Plan are being met a record pace- this despite the crippling effect that the COVID Pandemic since March 2020. Since then, the availability of CARES Act funds, the ARP funds and other state and local resources have supplanted the entitlement funds and the available resources have been expended based on a combination of community needs and spending deadlines provided by the sponsors, including the federal government. An illustration that highlights this strategy is the spending of HOME entitlement funds. The jurisdiction also took proactive steps like reprogramming unspent HOME funds to serve an unusually large number of families with rent assistance.

It is important to note that all the goals that were set in the 2016-2020 Consolidated Plan year have been met by the City of Portland and this has largely been possible due to aggressive local efforts like declaration and continuance of a State of Housing Emergency, addition of local revenue sources like the Housing Bond at the City and Metro level, passage of several renter protection policies like FAIR ( [Fair Access in Renting](#)) and implementation of various pilot programs for eviction prevention and expungement of criminal records.

Noteworthy is also the fact that production of new affordable units for the homeless and non-homeless households is being achieved at a record pace through other local revenue sources and programs. Twelve projects, totaling more than 1,420 units of permanently affordable housing are either open or in progress across the city since voters overwhelmingly approved the city's first bond for affordable housing in 2016. Complete details on affordable housing projects that have come online and are in the pipeline are detailed in the City of Portland's State of Housing Report available at:

[State of Housing Report | Portland.gov](#)

Clearly, the Pandemic will continue to have an impact on the prioritization of community needs including but not limited to housing and houselessness crisis, and deepening race and income disparities. But it is also clear that the Portland Consortium is committed to addressing the toughest challenges and continue to strive to meet the unmet housing needs of the area residents in ways that can also address institutionalized racial inequities.

## **Discuss how these outcomes will impact future annual action plans.**

The outcomes in future will continue to be driven by evolving community needs, public feedback, and expert and advisory bodies insights on needs and strategies. So, any changes that are made to projects/activities in the future action plans, will in fact be driven by local needs. It is noteworthy that the Portland Consortium is beginning a strategic plan period with the adoption of the Consolidated Plan 2021-25 and the outcomes of all associated action plans will be guided by the priority needs and goals stipulated in the aforementioned Con Plan. Notably, affordable housing, addressing homelessness,



and promoting community development continue to be the high priority needs of the Portland Consortium.

Also, the ongoing COVID Pandemic has imposed extraordinary hardships on low-income households which are overrepresented by households of color. Additionally, the racial equity movement across the nation has highlighted the income and resources disparities experienced by these same households. So, the upcoming Action Plan allocations will prioritize allocations to culturally specific non-profits that can help the City of Portland "over-represent" and/or "over-serve" hard stricken and poor households of color.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	175	631
Low-income	113	146
Moderate-income	31	24
<b>Total</b>	<b>319</b>	<b>801</b>

### **Narrative Information**

The Portland Consortium prioritizes affordable housing needs of households that make 0-60% MFI. In fact, the local definition of "Poor Households" is set at this threshold, a limit lower than the HUD guidance. Even the homeownership programs are calibrated not to exceed 100% MFI. This priority is reflected in the above table where close to three-fourth of households (~ 72%) assisted through the CDBG and the HOME Programs were in the "extremely low-income" bracket. Also, the spread of the COVID-19 Pandemic since March 2020 made providing rent assistance critical and that can be observed in the very high proportion (nearly 79%) of HOME beneficiaries being extremely poor households that needed timely rent assistance to stay in their units and thereby stay safe.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

*A Home for Everyone*, our community's initiative to end homelessness, has a shared vision: No one should be homeless; everyone needs a safe, stable place to call home. Our plan identifies priority populations, best practices, and high-level objectives. We have six key focus areas to prevent and end homelessness: Housing, Income & Benefits, Health, Survival & Emergency Services, Access to Services, and Systems Coordination.

The response to the COVID-19 pandemic has had a significant impact on all aspects of our community's programming in order to reduce the spread of the virus among the homeless population, program participants and program staff. This emergency response demanded a significant amount of resources to quickly design and implement new and modified programs and protocols, yet our commitment to our core mission to end homelessness never wavered. That said, the pandemic affected our core work, which will be visible in some of the following key performance measures.

In FY 2020-21, our key performance measures included:

- 4,010 people placed in permanent housing
- 92% of contacted households retained their housing at 12 months
- 78% of households had successful exits from Permanent Housing projects
- 26,730 individuals prevented from becoming homeless (an almost-fourfold increase from the previous fiscal year)
- Average length of time (days) spent in homeless shelter for leavers: 58 days
- 4,340 individuals accessed homeless services, who had not accessed homeless services in the previous two years
- 23% of households who moved from homelessness into housing subsequently returned to homelessness

The jurisdiction, under the organization of its Continuum of Care (CoC), invested in several nonprofits that conducted street outreach to identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. Outreach staff also responded to some of the 400,309 people who sought help through 211info over the phone, text, email, web search and mobile app (71,739 phone only). Approximately 33.6% of those who contacted 211info were seeking housing assistance, and of those responding to a question regarding homeless status, about 6.5% said that they were currently experiencing homelessness. Participants were entered into HMIS, assessed through coordinated entry, and connected to appropriate housing and services.

Outreach staff were instrumental in the jurisdiction's response to the COVID pandemic, helping our community's unsheltered residents' shelter in place as safely as possible. Over 80 Outreach partners coordinated distribution of Personal Protective Equipment, hygiene supplies, survival gear and expanded food and water distribution as congregate meal sites closed. Additionally, our community furthered our outreach impact by providing supplies and resources to independent volunteer and mutual-aid community outreach programs. The jurisdiction continued to support low-barrier day access centers that offer food and hygiene supplies for unsheltered people, though many of them had to drastically reduce and/or alter their programming in response to the pandemic to ensure the safety of service users and staff. The largest of these, the **day center at Bud Clark Commons** served 5,677 individuals. This is a reduction from the 6,521 individuals served last year, which can be attributed to the impacts of the COVID pandemic.

Finally, the jurisdiction continued to fund long-standing street-to-home placement directly into supportive housing programs (including Permanent Supportive Housing, Rapid Rehousing, and other housing) using leveraged local, HUD CoC, and housing authority resources. Collectively, these programs helped more than 4,000 people in over 2,500 households move into permanent housing. Existing outreach and housing placement strategies are highly effective but limited in overall impact primarily by insufficient scale to meet a growing need, especially when considering the impacts of the COVID pandemic during the fiscal year. While the unsheltered population increased by 22% between the 2017 and 2019 PIT counts, the population in emergency shelter decreased by nearly 17%, and the overall HUD-homeless population decreased by nearly 4%. The jurisdiction will continue to assess required scale of response while pursuing expanded investment in affordable housing (see below).

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The jurisdiction, under the organization of its Continuum of Care (CoC) conducted annual needs and gaps assessments, to 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 occurred primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee (this planning and engagement work increased during the COVID-19 pandemic through weekly service provider calls and monthly shelter engagement meetings). In 2016 the CoC Board adopted final 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 and HOPWA, were prioritized for investment in aligned activities through direct coordination with the CoC. The ongoing health and safety crisis caused by the COVID pandemic required continuing support for shelter options that promoted safe physical distancing and appropriate care for houseless people experiencing symptoms or quarantining after potential exposure. These responses included non-congregate shelters in civic buildings and motels, voluntary isolation facilities and outdoor

physical distancing shelters.

In FY 2020-21, the jurisdiction served roughly 1,480 people in **transitional housing**, with 50% of exiting clients moving on to permanent housing. In FY 2020-21, the jurisdiction, through its CoC, served 5,390 people in **emergency shelter**, an 8 percent decline from the total served in the prior fiscal year. This is likely due to several factors, including the loss of one shelter program and shifts over time in the percent of shelter beds with preference for people age 55 & over, veterans and people with disabilities. Shelters are increasingly serving people with more complex needs who face challenges finding housing they can afford and retain. Additionally, the COVID pandemic response promoted shelter in place orders for everyone, including sheltered and unsheltered residents; people are moving and/or relocating at a much lower rate.

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. We report related HUD system performance measures for average and median length of time spent homeless, through the HDX as required by HUD guidance. The COVID-19 pandemic required the jurisdiction to rapidly switch from congregate to non-congregate shelter settings for high-risk populations, and socially distanced congregate sheltering for lower-risk individuals. This shift did not result in any bed loss.

Excluding domestic violence shelters, the **average length of time spent in emergency shelter** for people exiting shelter increased between FY 2019-20 and FY 2020-21 (FY 2019-20: 55 days, versus FY2020-21: 62 days). This reflects continued constraints in the regional housing market and difficulties with housing search and placement, especially for those with multiple barriers to housing. The **average length of time spent in transitional housing** decreased slightly for leavers from FY 2019-20 to FY 2020-21 (from 183 to 179 days).

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In FY 2020-21, the jurisdiction, through its Continuum of Care (CoC), continued prior year local funding increases for homelessness prevention and shelter diversion with a goal to maintain system-level homelessness prevention efforts through continued 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. The jurisdiction 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 (including members with lived experience of

homelessness) who represent service providers and the community stakeholders 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 focusing on streamlining referrals between health and housing partners, as well as understanding and aligning resources. A developing example of the relationship between health systems and housing partners is the Regional Supportive Housing Impact Fund (RSHIF), piloted in FY 2019-20 through a Metro 300 grant from Kaiser Permanente to house 300 homeless households across the tri-county Metro region. This initiative is described in more detail below.

Referrals to prevention resources in the jurisdiction 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. The continuing economic impact of the COVID pandemic increased need for prevention services, and additional funding for short-term rental assistance provided by the federal CARES Act allowed us to meet the need. Collectively, these providers served more than 26,700 people with **prevention resources** during FY 2020-21, nearly four times the number served in FY 2019-20.

HMIS-based system performance measures indicated that from FY 2019-20 to FY 2020-21 the percentage of adults exiting CoC-funded projects with **increased total income** decreased slightly, from 42% to 39%. This decline reflects COVID-related job losses in lower-skilled sectors of the labor force during the fiscal year, and increased demand for benefits leading to delays in receiving benefits. The jurisdiction will continue to pursue planning and strategies to improve participant income through the CoC’s Workforce and Economic Opportunity Workgroup and a range of targeted programs.

**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 our CoC, used the following strategies to reduce length of time individuals experience homelessness: partnerships with street outreach teams, shelters and 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 expanded permanent supportive housing (PSH) CE; prioritizing units 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 and other Veteran-specific housing programs based on length of time homeless.

Collectively, these programs helped to place over 4,000 people in more than 2,500 households into permanent housing in FY 2020-21.

Local funding partners (City, County, local housing authority) collaborated 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. In October 2017, the City and County jointly committed to creating at least 2,000 new units of supportive housing by 2028. This expansion is supported by the passage of the Portland Housing Bond in 2016, the Metro Housing Bond in 2018, and the Metro Supportive Housing Services (SHS) Measure in 2020. Since this commitment was made, over 470 new supportive housing units have come online and over 950 units are in the pipeline and expected to come online within the next 1-3 years. Also, the Regional Supportive Housing Impact Fund was piloted in FY 2019-20 through a Metro 300 grant from Kaiser Permanente to house 300 homeless households across the tri-county Metro region. Through the Metro 300 grant, 50 households were placed during FY 2019-20, and 117 households were housed during FY 2020-21. The RSHIF will build on this success and use funding from health systems, philanthropy, and businesses to create additional supportive housing in the future. The CoC also annually applies for additional PSH funding through HUD CoC, VASH, and other sources. The CoC increased the number of PSH beds reported in its Housing Inventory Count to 5,029 in FY 2020-21 from 4,947 in FY 2019-20.

Using HMIS data, the local CoC reports returns to homelessness among those who exited to permanent housing in the prior two years. In the last several years, the reported rate of returns to homelessness continued to decrease -- from 26% for those who exited to a permanent housing destination in FY 2016-17 to 23% in for those who exited to permanent housing in FY 2018-19. To continue reducing the number of people returning to homelessness, we will continue investing in successful strategies such as: 1) flexible local housing retention funds to stabilize households who may face a 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) active retention monitoring at 6- and 12-month post subsidy to assess outcomes. HMIS data shows 78% of the 2,721 individuals exiting Permanent Housing programs during FY 2020-21 remained in housing, and 92% of contacted households retained their housing after 12 months.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Public Housing units are directly subsidized by HUD and managed by Home Forward, the County's PHA. 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 **436** units of public housing throughout Multnomah County which are owned and operated by Home Forward. This is a decline from previous reporting due to Rent Assistance Demonstration (RAD) and Section 8 conversions. All public housing units are scheduled for conversion by the end of 2024 utilizing a project-based Section 8 operating subsidy. 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.

The Portland Housing Bureau does not manage or own Public Housing. The Portland Housing Bureau makes resources for affordable housing available in competitive solicitations.

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

Home Forward seeks resident advice and guidance via a process that allows them to have a voice in decisions affecting the agency's 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 regular meetings. The results of their work are reported to Home Forward's Board of Commissioners. Additionally, the RAC 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 development or to policy issues. For example, residents and participants served on the Rent Assistance Termination policy work group to develop policy recommendations to advance racial equity.

The 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, childcare referrals, and 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. Outside of the GOALS program the agency does not offer other homeownership programs.

### **Actions taken to provide assistance to troubled PHAs**

Home Forward is not considered a troubled PHA and is in fact a high performing PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

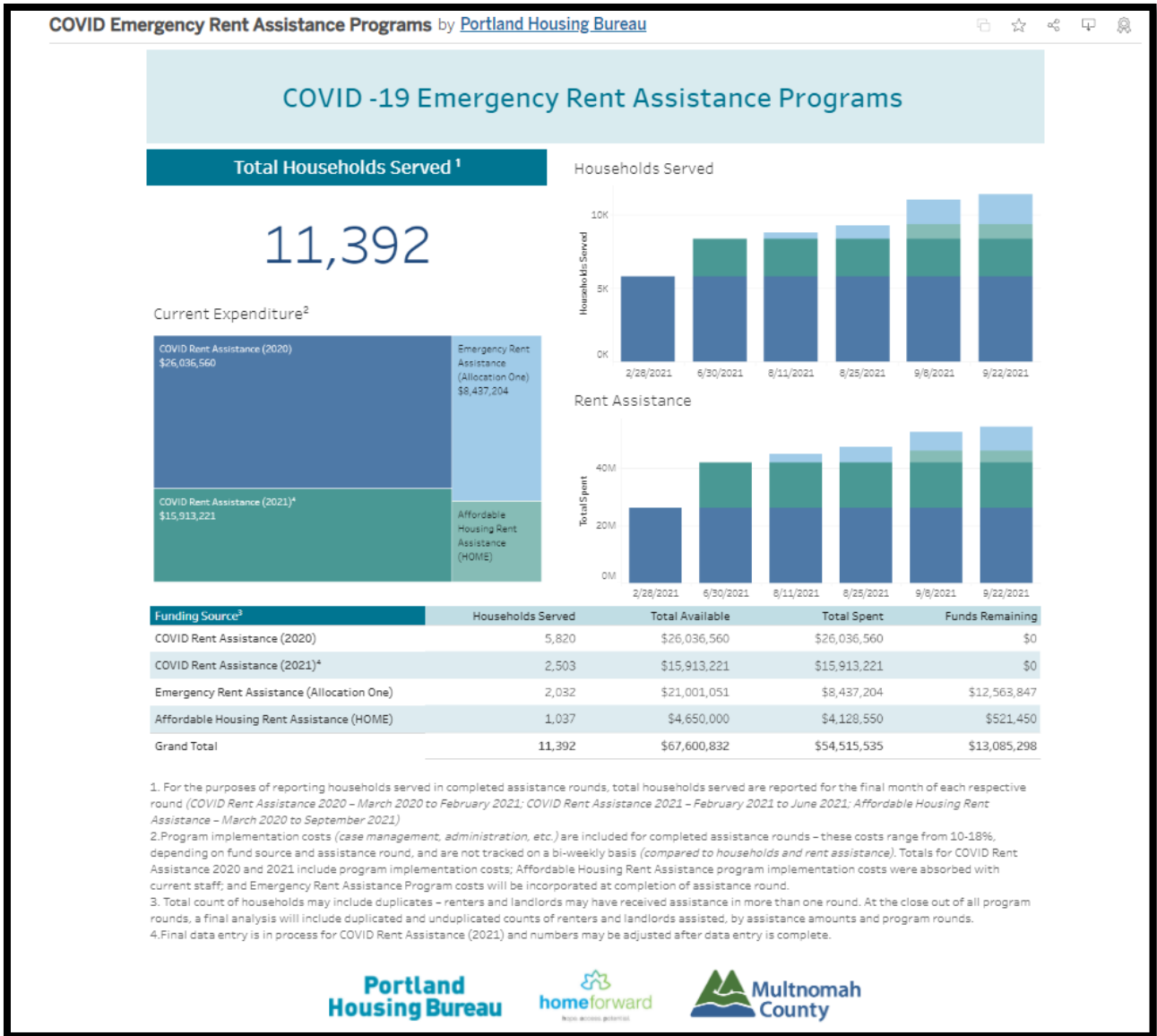
**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Six years ago, on October 7, 2015, the Portland City Council declared a housing emergency to help address the city's growing homeless and affordable housing crisis. The declaration by Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. This has allowed Portland Housing Bureau to pursue several strategic initiatives; the foremost being Portland's Housing Bond, which is a \$258.4 Million voter-backed initiative to create more affordable housing in Portland—now and for the future. Other strategies are North/Northeast Neighborhood Housing for addressing displacement, Inclusionary Housing to develop affordable units through private market, development of supportive housing plan to create 2,000 new supportive housing units, opening of Rental Services Office, and last but not the least is the creation of the Joint Office of Homeless Services. Efforts have been equally laudable at the regional level. Metro, Portland area's regional planning agency partnered with local cities and counties to engage the community and ask voters to support the creation of new affordable housing in the region. The resulting voter-approved bond generates \$652.8 million and will create homes for approximately 12,000 people. See [Affordable Housing Bond Program](#).

Further, with current state and local legislative changes, such as rent control, expanded tenant protection and zoning changes, are providing new environment for the Bureau and the city to develop much more needed affordable units and services in the city. These initiatives along with new policies, programs, and revenue sources will support the creation of thousands of new units of affordable housing and tenant protection for Portlanders. The Housing Bureau will track and report on the production and preservation of affordable housing units developed by direct financing to nonprofit providers as well as property tax and development fee exemptions to for-profit developers under above mentioned Council approved initiatives.

Indisputable for not just the locality but the nation and the entire world is the impact of ongoing COVID Pandemic that started in March 2020. Similar to many other jurisdictions, PHB continues to channel efforts and resources to keep vulnerable residents of the area safe from being evicted and in their homes. Additional revenue from the federal government including but not limited to HUD CV funds have been critical to providing these expanded services. The following image captures the extent and impact of these critical efforts:





For details see [COVID-19 Emergency Rent Assistance](#)

### Actions taken in 2020:

For the three identified needs and goals in the Consolidated Plan 2016-2020, the barriers include mitigating the impact of COVID 19 Pandemic and to continue efforts to find sustainable resources at the local and regional level for housing development, homelessness prevention and community economic development.

In 2020, the City of Portland funded activities to address the following barriers.

1. **Barrier:** Global COVID 19 Pandemic that has exacerbated the affordable housing & economic crisis at the local and national level. **Strategy:** The City, separately and in coordination with Multnomah County,

has focused on deploying all available resources including CARES Act funding, American Rescue Plan Act funding, and the reallocation of other local funding sources to support housing and financial stability, particularly for households of color and low-income households. These specific households have been disproportionately impacted by the public health emergency. Actions have included: local eviction moratoriums, card assistance program, mortgage relief and foreclosure prevention assistance, rent relief and eviction prevention, suspension of collections of past due water bills, and de-prioritizing enforcement of certain activities such as long-term parking of recreational vehicles on city streets.

**2. Barrier:** Federal and local funding shortfalls **Strategy:** Successfully secured local resources to supplement declining Federal resources through local and regional affordable housing bonds, construction excise tax, short-term rental fees, and rental unit registration fee. Implemented an inclusionary housing policy. See the Portland Housing Bond (<https://www.portland.gov/phb/portlands-housing-bond-framework>), and Metro Housing Bond (<https://www.portland.gov/phb/metro-housing-bond>) for additional investment priorities and strategies to improve outcomes for underserved communities.

**3. Barrier:** Lack of an affordable housing supply makes impediments to Fair Housing choice more pronounced. **Strategy:** Maintained focus on existing affordable housing development strategies including local and regional affordable housing bonds, City owned land development opportunities specifically for affordable housing, new construction single-family homeownership tax exemptions, and linking the development of affordable housing to the production of market rate housing through the local inclusionary housing policy. Increased education resources for renters and landlords on state and local landlord-tenant laws including recent permanent requirements for security deposits, screening criteria, rental housing applications, and relocation assistance payments. Continuing to contract with culturally specific non-profit housing and services providers to reach historically excluded community members.

**4. Barrier:** Historic housing policy and investments such as eminent domain seizures and redlining, still influence patterns of racial and ethnic segregation. **Strategy:** This barrier is addressed by creating a Rental Services Office (RSO) with adequate staffing, providing RSO outreach materials in multiple languages, adoption of regulations for rental applications, screening criteria, and security deposits, expanded trainings for owners and renters on state and local landlord-tenant laws, and piloting right to counsel and expungement programs. Policies actions include zoning code projects to remove historic intentional and unintentional land use barriers such as Residential Infill Project, Shelter to Housing Continuum, Better Housing by Design, and Design Overlay Zone Amendments. Specific housing strategies include the SW Corridor Racial Equity Plan and the North-Northeast Neighborhood Housing Strategy. Part of the North-Northeast Strategy is the preference policy which aims to address the harmful impact of urban renewal by giving preference to housing applicants with generational ties to North/Northeast Portland.

**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:**

Implemented pilot programs for eviction prevention, culturally specific education for Fair Housing and Landlord Tenant Law, expungement services, and eviction legal defense for low-income renters. Continued investments in fair housing education and enforcement of fair housing laws through the organizations most likely to reach underserved protected classes as well as increasing the outreach to landlords with smaller portfolios that may be less aware of all landlord-tenant regulations.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Portland actively supports quality housing that is available across a spectrum of affordability levels. The annual State of Housing Report continues to show a trend of a lack of affordable housing for many household types and especially for low-income households and communities of color. 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. 5. Support incentives for the voluntary development of affordable housing. The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly assisted housing is only one component. Additionally, the City will continue to engage in new opportunities to preserve and expand housing options for all residents, including efforts linking housing production to transportation and land use proposals. Specific actions of Portland's five-year Consolidated Plan include the following:

- Expand contractual agreements with culturally specific non-profit service providers. Over 30 such providers have been sponsored to disseminate CARES Act and other housing assistance funds.
- Ongoing General Fund allocations for homeownership and home retention services outside URA's to mitigate involuntary displacement with an emphasis upon people of color and seniors.
- Home repair services to stabilize households and address a disparity of City investment from both a geographic and racial/ethnic perspective.
- Continued funding to community partners for homeowner case management citywide.
- Allocation of federal funds for rental housing preservation, development, and rehabilitation.
- Ongoing allocations for fair housing education and enforcement services.

The City of Portland will also continue to implement many of its regulatory reforms through the 2035 Comprehensive Plan and related zoning updates. The Portland Housing Bureau investment priorities include:

- Providing rental housing for the most vulnerable people.
- Achieving the goal of 2,000 new supportive housing units by 2028.
- Supporting first-time homebuyers from communities of color.
- Assisting low-income homeowners with home retention services including weatherization upgrades, remodeling, and lead abatement.
- Continuing to work in coordination with the Joint Office of Homeless Services to provide a safety net of services for Portlanders who are homeless or at risk of homelessness

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Local housing programs refer low-and moderate-income households to the Portland Lead Hazard Control Program for grants to remediate lead-based paint hazards in housing where children under the age of 6 visit or reside. This program continues to stabilize homes even during the COVID Pandemic. Eligible program participants receive the following services:

- Free evaluation of the home to identify lead-based paint hazards
- Report describing options for reducing and controlling identified lead-based paint hazards
- Grant for lead-based paint hazard reduction performed by State of Oregon certified contractor

Over the past year, the Lead Hazard Control Grant completed a round of funding and was awarded a new three-and-a-half-year grant. The City of Portland is focused on outreach to single family and multifamily properties in target areas of North and Northeast Portland. Further, PHB also partners with community organizations to complete outreach, training and referrals for the Lead Hazard Control Grant. Another focus is collaborating with affordable housing providers to remediate lead hazards in their older housing stock.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

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), diversity in the workplace and in industry, and activities raising the skills of historically excluded populations. The City has invested in youth and adult workforce development, and microenterprise services since 2004 through the Economic Opportunity Initiative (EOI). CDBG supports the EOI as part of a package of supportive employment, training, and economic stability services directed at households in low-income housing. These resources are coordinated by Prosper Portland in partnership microenterprise contractors and Work Systems, Inc, our local Workforce Investment Board. Prosper Portland 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.

Additionally, coordination of affordable multifamily development with jurisdictional and community partners, including but not limited to: Multnomah County, Oregon Housing and Community Services, Home Forward, Housing Oregon, Network for Oregon Affordable Housing, and local community development organizations. Coordination of homelessness prevention and emergency services including the Continuum of Care planning and implementation is coordinated through the City/County Joint Office of Homeless Services which oversees A Home for Everyone, our collaboration to end homelessness. The City of Portland, City of Gresham, and Multnomah County are all involved in the work of A Home for Everyone board and planning groups, which fulfill the Continuum of Care planning and policy development in addressing homelessness.

The Housing Bureau is diligently working to provide housing stabilization resources in the form of services and direct financial assistance to low-income residents during the COVID-19 pandemic. Noteworthy is the efficient deployment and expending of millions of dollars received through the various rounds of CARES Act funding for rent assistance and/or household expenditure assistance.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Portland has the following institutional structures to address affordable housing. The Housing Bureau operates with the guidance of five advisory bodies. This diverse group of housing professionals and community stakeholders advise the Portland Housing Bureau Director, Housing Commissioner, and City Council:

- Bond Oversight Committee is the official body appointed by City Council to monitor the implementation of the 2016 Portland Housing Bond.
- Fair Housing Advocacy Committee is the public forum for the discussion of fair housing in Portland, Multnomah County, and Gresham.
- N/NE Oversight Committee oversees the implementation of the North/Northeast Neighborhood Housing strategy.
- Portland Housing Advisory Commission is the primary public forum for the discussion of affordable housing policy and programming for the City of Portland.
- Rental Services Commission serves at the primary public forum for the discussion of rental housing land and regulation and renter-owner programs and services in the City of Portland.

A HOME for Everyone is jointly governed by Multnomah County and the City of Portland. This advisory committee guides the spending of local and federal resource ESG, HOPWA, and Continuum of Care resources on Homelessness Prevention.

PHB hosts a community budget forum in late Fall/early winter in coordination with the Bureau's Budget Advisory Committee that seeks advice from the community at large. The budget for allocation of all federal funds is reviewed at this forum as well. Many of these actions are reflected in the Consolidated Plan. The Portland Consortium for federal fund planning is jointly staffed by Multnomah County, the City of Gresham, Home Forward and the City of Portland. The City of Portland, through the Housing Bureau is the lead. The Consortium's fair housing activities are reviewed by the multijurisdictional committee, Fair Housing Advocacy Committee.

The Portland Housing Bureau is the partner jurisdiction supporting Metro Housing Bond implementation

for the City of Portland. Through this funding mechanism, \$211 million has been allocated for the City of Portland and the goal is development of 1,475 affordable units. Using the Portland Housing Bond priority areas as a basis, the Portland's Local Implementation Strategy for the Metro Bond was informed by the feedback and perspectives of underrepresented communities, particularly Communities of Color, seniors, immigrants, refugees and persons living with disabilities. Engagement efforts occurred over a four-month period (March to July 2019) and reached more than 250 individuals and community member groups.

The Rental Services Office (RSO) has hired additional staff to provide information and referral to renters and landlords seeking to understand new landlord/tenant policies. Landlord-tenant focused programming continues to be implemented through RSO including expanded Fair Housing services, relocation assistance, regulations for screening criteria and security deposits, and a rental unit registration system.

The City continues to examine all avenues of the development process including the land use review and permitting process. Recently adopted changes to the zoning code through the Residential Infill Project and the Better Housing by Design project will expand the ability to develop middle housing throughout much of the city. The Design Overlay Zone Amendments simplify and streamline the permitting and review process. The Shelter to Housing Continuum project expanded the ability to site transitional and mass shelters in more locations throughout the City, established a pathway for an outdoor shelter model for alternative structure types, and created a long-term housing option for occupancy of recreational vehicles on personal property.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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 ongoing. The housing action plan recommends investments in the most effective strategies, with a goal to reduce homelessness by 50% in the coming years, in addition to ensuring that no families, women, or adults with disabilities are unsheltered by the January 2019 homeless street count.

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. Participants meet to learn from each other about how best to meet federally mandated fair housing planning and implementation. This regional group meets quarterly to share and support statewide efforts to address homelessness and affordable housing crisis.

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.

Additionally, the Housing Bureau took intentional and deliberate steps to expand the partner network to area culturally specific services providers that have not previously had a partnership with the City in order to support the allocation of emergency rent assistance funds to a broader community base.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction’s analysis of impediments to fair housing choice. 91.520(a)**

The Portland Consortium has been working on the Assessment of Fair Housing (AFH), and previously the Analysis of Impediments (AI). The AFH and AI work has been somewhat suspended due to evolving requirements by the previous Administration and the Biden Administration. Based on HUD’s recent reinstatement of the Affirmatively Furthering Fair Housing rule without a requirement for the AFH, the Portland Consortium is considering which of the assessment paths to take at this time. During early preparation for the AI, FHAC oversaw the completion of a countywide fair housing survey and held over 10 focus groups with low-income renters and non-English speakers. In the interim, the City of Portland continues to provide the community its own annual State of Housing in Portland report. Fair housing work in FY 2020-21 continued to follow the goals of the 2011 Fair Housing Action Plan. Below is a partial list of actions:

1. Funding for fair housing enforcement. Contracts with Legal Aid Services of Oregon (LASO) and the Urban League of Portland. The Urban League of Portland provides culturally specific fair housing enforcement.
2. Funding for fair housing education. Contracts with LASO, Community Alliance of Tenants (CAT), Fair Housing Council of Oregon (FHCO), and Urban League of Portland. The Urban League of Portland provides culturally specific fair housing education.
3. Conduct fair housing testing. Contract with FHCO.
4. Established a mandatory renter relocation assistance policy.
5. Established new regulations for rental application and screening criteria and security deposits.



6. Established a rental unit registration policy.
7. Fund trainings for renters and landlords on state and local landlord-tenant laws.
8. The City of Portland uses the community informed housing opportunity scoring to make investment decisions. The information is available to the public through Portland Maps.
9. Funded rehab programs for low-income homeowners, through REACH, Community Builders, Unlimited Choices, Rebuilding Together, Community Energy Project.
10. The Portland Housing Bureau funded a pilot program to offer rent assistance to renters who received eviction notices.
11. Adopted an inclusionary housing policy that requires a percentage of all buildings with over 20 units to include affordable units.
12. Support land use proposals that include mandatory or voluntary affordable housing.

## CR-40 - Monitoring 91.220 and 91.230

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

The Consortium Grants Management staff monitors compliance for all HUD programs. The Consortium requires subrecipients to submit monthly, quarterly, and annual program and financial reports to facilitate monitoring. The Consortium staff prepares the Annual Action Plan, which details the use of federal HUD entitlement funds. The Planning staff prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which tracks the Consortium's overall performance with respect to its Consolidated Plan and Annual Action Plan and evaluates the Consortium's efforts at implementing the plans' goals and objectives.

The Consortium has made concerted efforts to continue improvements in terms of development of subrecipient contracts, accountability and specificity, and enhanced monitoring. Further, in compliance with 2 CFR 200 section 200.332, the City of Portland commits to monitoring at least 25% of its subrecipient agencies (including sister agencies of the City of Portland that receive federal funds through Inter Agency Agreements (IGA) each year. The monitoring involves both fiscal and a program monitoring. In addition to receiving their reports, a desktop monitoring is also conducted to ensure risk evaluation, evaluation of financial capability, and other factors to ensure that the subrecipients are capable of providing the services that the beneficiaries need.

List of subrecipients monitored in the FY2020-21 cycle:

<b>Subrecipients</b>	<b>Date</b>	<b>Timeframe</b>
<b>Hacienda</b>	3/30/2021	1pm -3pm
<b>PCRI</b>	4/6/2021	1pm -3pm
<b>Multnomah County (Covering HOPWA &amp; ESG)</b>	4/6/2021	3:30pm - 4:30pm
<b>AAAH</b>	4/13/2021	1pm -3pm
<b>Portland Housing Center</b>	4/13/2021	10:15am - 12:15pm
<b>RPM</b>	04/26/21	1:30pm-3:30pm
<b>Unite Oregon (32002245)</b>	05/05/21	1:30pm-3:30pm
<b>Urban League (32002240)</b>	05/05/21	10:00am-12:00pm

Notably, that the City's commitment to monitoring at least 25% of contracts amounts to monitoring well over 50% of the CDBG, HOME, HOPWA and ESG funds as much of the program funds are pass through funds awarded to other City agencies and/or various non-profits across Portland and Multnomah County.

Due to the pandemic, the Consortium instituted a remote version of monitoring visits in which documentation was provided for review via a secure server and meetings were conducted on Teams or Zoom rather than in person. While this was not an optimal way of connecting with our subrecipients, we were able to maintain full compliance of our own subrecipient monitoring standards and, where applicable, Federal and HUD-specific requirements.

### **DMWESB Contracting**

The Portland Housing Bureau (PHB) is highly committed to furthering equity in contracting opportunities and in the workforce. The City of Portland has an aspirational goal of **20%** DMWESB firms being contracted. PHB is taking this commitment a step further by having an aspirational goal of **30%** DMWESB by 2021.

Since the outbreak of the COVID 19 Pandemic, PHB has conducted virtual outreach events that typically include representatives from the Oregon COBID (Certification Office for Business Inclusion and Diversity), the State Office that certifies businesses as Disadvantaged, Minority, Women Owned or Emerging Small Business or Service Disabled Veteran owned (DMWESB-SDV). They also maintain the database of certified firms that the Bureau utilizes as and when contracting opportunities arise. In addition to PHB sponsored events, the Senior Construction Coordinators at PHB also attend regular meetings and events (now occurring virtually) of partner organizations working to increase diversity, such as the Oregon branch of the National Association of Minority Contractors (NMAC), Oregon Association of Minority Entrepreneurs (OAME), and various minority Chambers of Commerce.

PHB also utilizes a program called the COEP (Community Opportunities & Enhancements Program) that is managed by the sister agency Prosper Portland. Through COEP, the Bureau's development project teams are assigned a navigator to assist with implementation of equity hiring and workforce training plan. Navigators work closely with developers, general contractors, identified subcontractors and/or potentially architects to assess the team's needs, create a plan of assistance, and connect them to the appropriate resources and services.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

In accordance with the Portland Consortium's Citizen Participation Plan, the CAPER Public Hearing Notice was advertised in the Portland Business Tribune's electronic copy on Monday Oct 11<sup>th</sup> and in its paper copy on Tuesday, Oct 12<sup>th</sup>, 2021 and on PHB's website. A copy of the notice and the draft CAPER was placed online at the Bureau's Events Page: [City of Portland CAPER 2020 Community Hearing | Portland.gov](https://www.portland.gov/events/caper-2020-community-hearing).

The CAPER hearing was scheduled for Thursday, Oct 21, 2021 from 3:00 pm to 4:00 pm. The draft CAPER was available for public comments for a 15-day comment period extending from Thursday Oct 14<sup>th</sup> to Thursday, Oct 28<sup>th</sup>, 2021. No comments were received.

A copy of the agenda, the presentation and the list of participants has been included in the attachments to this report.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There are no changes in the City's program objectives and goals as a result from its experiences. While the actions taken are contingent upon the yearly input of its residents via the adopted Citizen Participation Plan, experience thus far has not warranted a change of direction.

Like the rest of the globe, with the start of the COVID Pandemic in March 2019, Portland has prioritized providing services in a manner that is safe to both the providers and the recipients while addressing the socio-economic ravages caused by the ongoing public health emergency. Based on the disproportionate impact this public health crisis has had on Communities of Color, Portland is committed to working directly with many more culturally specific area non-profit service providers to deliver targeted and strategic help to those who need it the most.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Portland is the lead agency for the HOME Consortium, which includes the City of Gresham (Gresham) and Multnomah County (County).

In 2020, the City of Gresham received \$708,006 in HOME Investment Partnership Funds, which was allocated to assist first-time moderate-income homebuyers. The Gresham's HOME funds provided each of the nine (9) homebuyers with \$20,000 through the Shared Appreciation Mortgage (SAM) program. The HOME funds also provided the down payment assistance to each of the two (2) homebuyers with \$72,000 and \$82,000 respectively. In addition, the HOME funds assisted sixty (60) households through Tenant-Based Rent Assistance (TBRA) program.

In 2020, Multnomah County received \$147,787 in HOME Investment Partnership Funds. The County's HOME funds were allocated to assist tenants in fiscal year 2020 affected by the COVID 19 pandemic through the Portland Housing Bureau's Tenant-Based Rent Assistance (TBRA) program.

The City of Portland used HOME funds for Tenant Based Rent Assistant throughout the COVID pandemic.

On April 10, 2020, the Department of Housing and Urban Development (HUD) issued a field memorandum identifying HOME statutory suspensions and regulatory waivers available to HOME Participating Jurisdictions (PJs) to facilitate their response to emergency conditions caused by the COVID-19 pandemic, including emergency tenant-based rental assistance (TBRA) programs to assist those experiencing financial hardship as a result of job loss or income reduction.

While HOME program funds are primarily a resource used to develop and redevelop affordable housing projects, HUD recognizes that the COVID-19 pandemic has caused widespread economic damage that has created an unprecedented need for housing assistance among individuals and families directly affected by these unanticipated economic changes. The suspensions and waivers provided in the memoranda allow the City of Portland, acting through the Portland Housing Bureau, to distribute \$4,500,000 in HOME TBRA funds to assist individuals and families experiencing financial hardship as a result of the COVID-19 pandemic.

PHB's HOME TBRA provided assistance to our regulated affordable housing partners to provide rent assistance to those tenants who have experienced financial hardship as a result of COVID-19. The HOME TBRA funds provided up to nine months of rental assistance, depending on the overall need, in order of preferences, until resources are exhausted. Households were assisted for rent arrears in the months of April, May, June, July, August, and September, and/or prospective rent in the months of October, November and December 2020.

#### **HOME Consortium Monitoring Efforts for 2020**

The City of Portland monitors multi-family housing projects with HOME funds annually by testing tenant incomes, rent levels, and utility allowances as well as the projects' financial viability for the HOME Consortium to ensure the affordability, and HOME compliances are being met.

The City of Gresham monitors subrecipient contracts with HOME funds. Monitoring activities may include program performance, fiscal accountability and regulatory compliance; and may involve desk and/or on-site monitoring. The objective of the monitoring is to ensure that Gresham will meet the goals and objectives set forth in the Consolidated Plan.

Multnomah County does not fund subrecipient contracts with HOME funds, and is not required to perform any additional monitoring.

Prior to the COVID Pandemic , on-site inspection of rental units assisted through HOME funds occurred routinely through a rotation process to ensure safety and wellbeing of the households living in these units. However, based on ongoing health guidance and HUD waivers, on-site monitoring has not been conducted during the FY2020-21.

#### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The Consortium has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351. Owners participating in the HOME program are informed of affirmative marketing requirements in the funding process and are audited for updates every 5 years . The Equal Housing Opportunity logo is included in all material distributed about the program and affirmative marketing policies are required in management plans.

When comparing the race and ethnicity of households residing in PHB affordable housing to the race and ethnicity of extremely low-income households residing in Multnomah county, households in need appear to be accessing PHB housing at a similar rate at which they appear in the extremely low income population.

#### **Assessment of Affirmative Marketing Efforts**

The City requires all projects receiving HOME funds to adhere to the requirements of 92.351. As noted

above, the City monitors its HOME funded properties at a minimum every three years. The City's HOME Monitoring Checklist includes a section on non-discrimination and actions to further fair housing. A copy of the Affirmative Marketing Plan is kept on file for each property.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The Consortium does not use program income for specific projects.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

N/A



## CR-55 - HOPWA 91.520(e)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

**HOPWA Number of Households Served**

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	25	109
Tenant-based rental assistance	28	65
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	2	49
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	65	63
<b>Total</b>	<b>120</b>	<b>286</b>

### Narrative

The JOHS (Joint Office of Homeless Services) had a successful year in HOPWA housing. Out of the total 286 households who received Permanent Housing Subsidy Assistance, three households were unstably housed and forty-one in temporary housing at exit, resulting in an 84% success rate. Three households moved between different PBRA projects and those vacancies were slower to fill due to the ongoing COVID-19 pandemic and the challenges of remote work.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	PORTLAND
Organizational DUNS Number	054971197
EIN/TIN Number	936002236
Identify the Field Office	PORTLAND
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Portland/Gresham/Multnomah County CoC

##### ESG Contact Name

Prefix	Ms
First Name	Wendy
Middle Name	0
Last Name	Smith
Suffix	0
Title	HMIS System Administrator

##### ESG Contact Address

Street Address 1	421 SW 6th Ave., Suite 500
Street Address 2	0
City	Portland
State	OR
ZIP Code	97204-
Phone Number	5038232802
Extension	0
Fax Number	5038232387
Email Address	Wendy.smith@portlandoregon.gov

##### ESG Secondary Contact

Prefix	Ms
First Name	Uma
Last Name	Krishnan
Suffix	0
Title	Housing Program Coordinator
Phone Number	503-823-5129
Extension	0
Email Address	uma.krishnan@portlandoregon.gov

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 07/01/2020  
**Program Year End Date** 06/30/2021

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** TRANSITION PROJECTS, INC.

**City:** Portland

**State:** OR

**Zip Code:** 97209, 3769

**DUNS Number:** 139347751

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 420704

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 23 – Special Population Served**

**SAGE ESG CAPER**

As per instructions for CR-65, a separate CAPER Report for ESG has been submitted in SAGE. Further, this report provides ESG CAPER as Attachment 3.

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	19, 345
Total Number of bed-nights provided	20, 013
Capacity Utilization*	1.034%

#### Shelter Capacity

\*Notes on Capacity Utilization:

- Bed-nights available \* # of Days in a year = 53 \* 365 = 19, 345
- Bed-nights provided ( from Daily Unit Report) = 20, 013
- Capacity Utilization (provided/available) = 20013/19345= 103%

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The two performance standards established in AP-90 of our action plan in consultation with the CoC are:

#### 1. Number of households placed or retained in permanent housing

AHFE has posted 3 of the FY20-21 quarters; For the reporting year FY 20-21, a total of **4330** individuals were placed in Permanent Housing. This is a locally tracked measure that is part of the larger System Performance Measure. As many people live in households, an alternate measure of **67% of** Households were placed have retained their permanent housing.

#### 2. Percentage of assisted households retaining permanent housing at three-, six- and 12-months post-subs

- At twelve-months post subsidy: 67% (using % of those contacted and housed) and 26% were not able to be contacted. Leaving only 7% not housed 12 months post subsidy.

Source: (Using AHFE Continuum of Care Reporting -

[https://public.tableau.com/app/profile/johs/viz/AHFEQuarterly\\_FY21\\_Q3/FY21Q3QuarterlyReport](https://public.tableau.com/app/profile/johs/viz/AHFEQuarterly_FY21_Q3/FY21Q3QuarterlyReport) )

### **Explanation for Bed Nights**

- Bed-nights available \* # of Days in a year = 53 \* 365 = 19, 345
- Bed-nights provided ( from Daily Unit Report) = 20, 013
- Capacity Utilization (provided/available) = 20,013/19,345= 103%

### **Explanation for clients from “Other Location”**

HUD definition of "homeless" is more restrictive than the local definition of clients being homeless. Our Continuum of Care definition of homelessness includes people who may be doubled up or in a motel/hotel. So area emergency shelters do not turn away people who may in fact be doubled up or in other unstable housing conditions. While HUD ESG participants are required to meet HUD definition of homeless, the shelters are run by a combination of funding not limited to ESG. In fact, the City and County have increased shelter funding threefold since October 2015. Consequently, HMIS reflects this expanded definition of homelessness to include 239 clients (80.2 %) of the 298 clients who were served in our emergency shelters.



## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>\$0</b>

ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	\$43,579.82	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>\$0</b>	<b>\$43,579.82</b>	<b>\$0</b>

ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	0	0	0
Operations	\$420,704	\$397,964.51	\$448,645.00
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>\$420,704</b>	<b>\$397,964.51</b>	<b>\$448,645.00</b>

ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	0	0	0
HMIS	\$249,968.50	\$206,056.14	\$37,079.69
Administration	\$30,501	\$54,670.42	\$0

**Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020
	\$701,174.00	\$702,271	\$485,724.69

**Total ESG Funds Expended**

**11f. Match Source**

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	\$1,137,899	\$930,080	\$1,005,891
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>\$1,137,899</b>	<b>\$930,080</b>	<b>\$1,005,891</b>

**Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	\$1,839,073	\$1,632,351	\$1,491,616

**Total Amount of Funds Expended on ESG Activities**