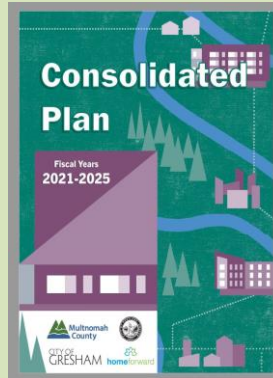


**City of Portland  
Consolidated Annual Performance and Evaluation Report (CAPER)**



**Fiscal Year  
2024**

**Prepared for :**

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

**By**

**City of Portland**



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

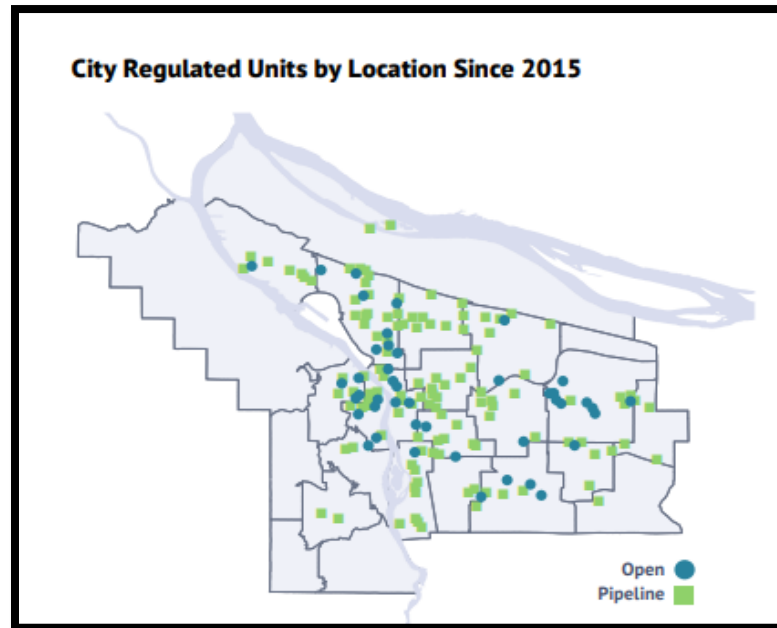
### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

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

The 2024 Consolidated Annual Performance Evaluation Report (CAPER) for the City of Portland captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the 2021-2025 Consolidated Plan (Consolidated Plan) and the projects and activities detailed in the 2024 Action Plan (AP). The CAPER outlines progress in achieving affordable housing, ending homelessness, and community development goals using the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. This CAPER is the third annual evaluation in a five-year strategy to accomplish outcomes laid out in the Consolidated Plan.

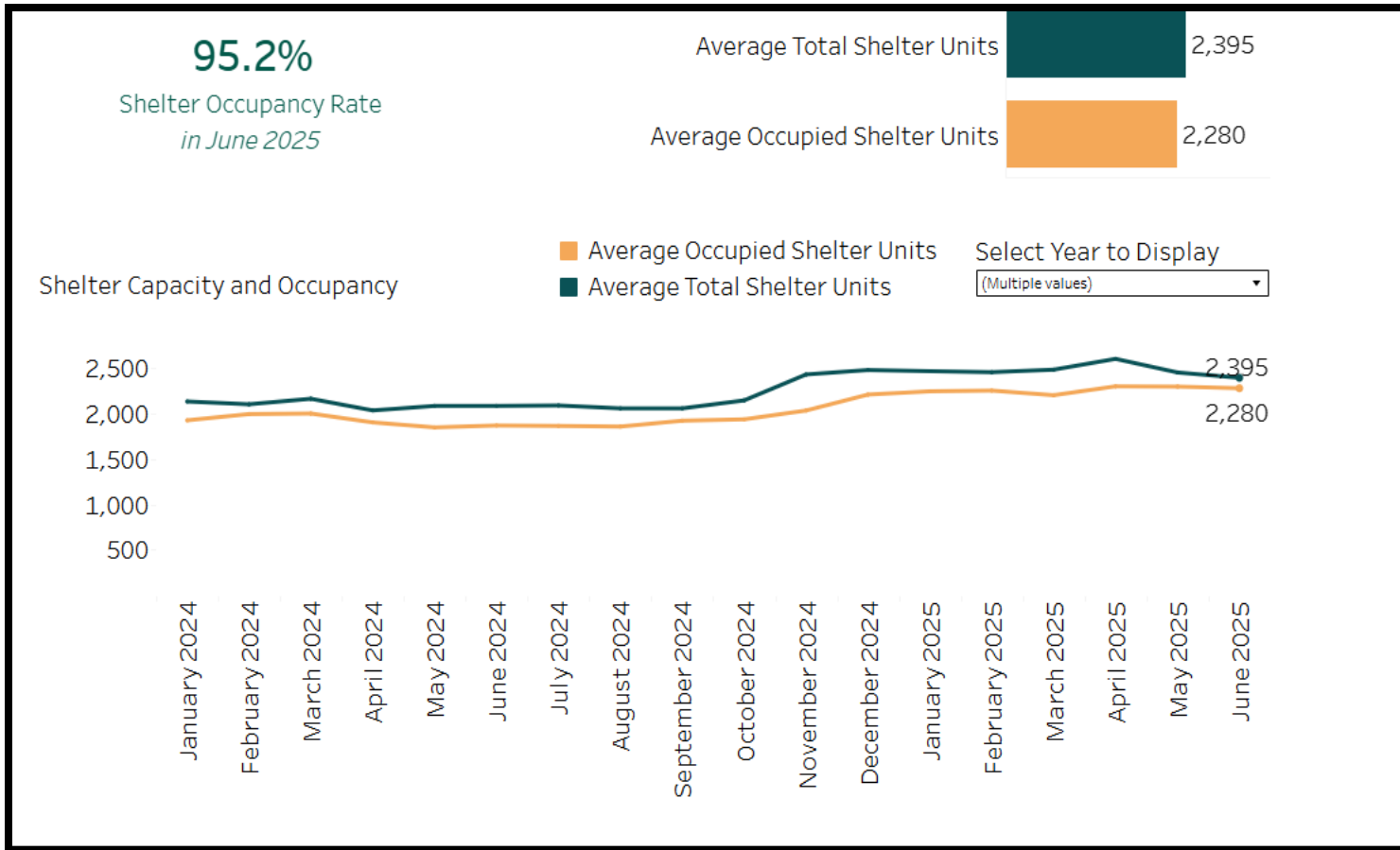
In this COVID post-pandemic era, a combination of economic challenges, political turmoil, and natural calamities like area wildfires has had a detrimental impact on the lives of households not just in the Portland area but across the globe. Since March 2020, the affordable housing service providers in the area have transitioned to a combination of limited on-site activities and remote provision that can ensure the safe but effective, and efficient provision of services. A combination of several affordable housing projects in various stages of development and a successful network of non-profit service providers has helped the City of Portland to complete the fourth-year Action Plan (FY2024-2025) outcomes and the Consolidated Plan Goals outlined in the Plan that was adopted in Summer 2021. It is also important to note that with the declaration of the State of the Housing Emergency in 2015, Portland has managed the 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. Throughout this unprecedented time, Portland has set ambitious goals to meet various challenges head-on. Since the declaration, the PHB has opened and preserved more than 6,000 units of affordable housing, providing homes to an estimated 11,756 people. Seventy-five percent of the units opened were developed with PHB funding, and an additional 25 percent of units have been created through the City's Inclusionary Housing Program, and tax and development fee exemption programs. One-third of units opened are deeply affordable to households earning 0-30% of Area Median Income (AMI).

There are currently 3,498 units in the Housing Bureau’s affordable housing development pipeline. These newly affordable units will house another estimated 6,379 low-income Portlanders. Nearly 20 percent of the 3,498 units in the development pipeline are deeply affordable to households earning 0-30% AMI. Forty-four percent are family-sized units with two or more bedrooms, and 20 percent are Permanent Supportive Housing (PSH) units for homeless households. See the illustration below for Portland’s regulated units:



Continued commitment and cooperation on the part of Portland’s City Council, Metro Area Partners, and the State of Oregon, and the ensuing comprehensive actions ranging from expanded renter protections to the production of as many as 1,483 affordable rental homes have resulted in the provision of stable housing to an estimated 3,700 Portlanders. There are an additional 3,537 units in the affordable housing development pipeline that will open over the next few years. Local revenue sources like Portland’s Housing Bond, the Metro Regional Affordable Housing Bond, and funds from urban renewal districts have been critical for building new affordable housing. Impending changes to revenue sources like the expiration of several Urban Renewal Areas (URAs), however, will likely impact affordable housing production. The Housing Bureau will continue to track and report on the production and preservation of affordable housing units under changing state and local legislation. The following map illustrates PHB’s affordable housing portfolio:





For additional information, check: [Shelter Capacity & Occupancy in Portland](#)

\* The Accomplishments table will be updated to reflect 2024 totals

	Goal	Indicator	Expected 5 year Strategic Plan Goal	Expected Annual Goal 21	Expected Annual Goal 22	Expected Annual Goal 23	2021 Actual	2022 Actual	2023 Actual	Total	Percent Complete
1	Increase and Preserve Affordable Housing Choice	Public Service activities <b>other than</b> low/moderate income housing benefit	6,500	-	-	-		11,564	11,564	23,128	356%
1	Increase and Preserve Affordable Housing Choice	Public service activities for low/moderate income housing benefit	3,000	1,900	1,900	1,900	932	2,651	3,156	6,739	225%
1	Increase and Preserve Affordable Housing Choice	Rental units constructed	500	100	150	150	278	650	548	1,476	295%

1	Increase and Preserve Affordable Housing Choice	Rental units rehabilitated	750	150	150	150	131	228	132	491	65%
1	Increase and Preserve Affordable Housing Choice	Homeowner Housing Added	50	10	10	10		5	11	16	32%
1	Increase and Preserve Affordable Housing Choice	Homeowner Housing Rehabilitated	2,000	400	400	400	549	555	647	1,751	88%
1	Increase and Preserve Affordable Housing Choice	Direct Financial Assistance to Homebuyers	50	14	14	14	15	4	8	27	54%

1	Increase and Preserve Affordable Housing Choice	Housing for Homeless Added	1,500	40	40	40	779	32	874	1,685	112%
	Prevent/ reduce homelessness and increase stability	Housing for People with HIV/AIDS added	795	160	50	50	128	-	-	128	16%
2	Prevent/ reduce homelessness and increase stability	Public service activities other than low/Moderate Income Housing Benefit	7,500	1,500	1,500	1,500	4,627	4,233	3,976	12,836	171%
	Reduce Homelessness and increase stability	Housing for People with HIV/AIDS added	250	50	50	50	54	56	47	157	63%

2	Prevent/ reduce homelessness and increase stability	Tenant-Based Rental Assistance/Rapid Rehousing (TBRA) Other Sources like ERAP & ARPA	675	234	234	234	9,314	10,436	6,466	15,780	2338%
2	Prevent/ reduce homelessness and increase stability	Overnight/Emergency Shelter/ Transitional Housing Beds Added	11,000	2,200	2,200	2,200	5,119	5,766	8,541	19,426	177%
2	Prevent/ reduce homelessness and increase stability	HIV/AIDS Housing Operations	10	2	2	2	8	2	3	13	130%
3	Infrastructure, facilities and economic opportunity	Public Service activities other than low/moderate income housing benefit	7,500	1,500	1,500	1,500	2,826	2,288	2,503	7,617	102%

3	Infrastructure, facilities and economic opportunity	Businesses Assisted	1,250	250	250	250	631	524	345	1,500	120%
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**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 populations 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 the 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.**

## 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	1,912	11	414	374	2,711
Black or African American	1,901	6	58	108	2,073
Asian	360	0	7	8	375
American Indian or Alaska Native	172	0	29	15	216
Native Hawaiian or Other Pacific Islander	70	0	10	5	85
American Indian or American Native and White	92	0	0	14	106
Asian and White	33	0	0	1	34
Black or African American and White	72	0	0	8	80
Native Hawaiian or Other Pacific Islander and White	0	0	0	0	-
Multi-racial	1,529	12	118	8	1,667
Not Provided	0	0	23	0	23
<b>Total</b>	<b>6,141</b>	<b>29</b>	<b>659</b>	<b>541</b>	<b>7,370</b>
Hispanic	1,457	0	36	77	1,570
Not Hispanic /Refused/Don't Know	4,684	29	623	464	5,800

\* 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 non-housing services. See attached table that captures the full spectrum of **individuals** who have been served by the use of federal funds.

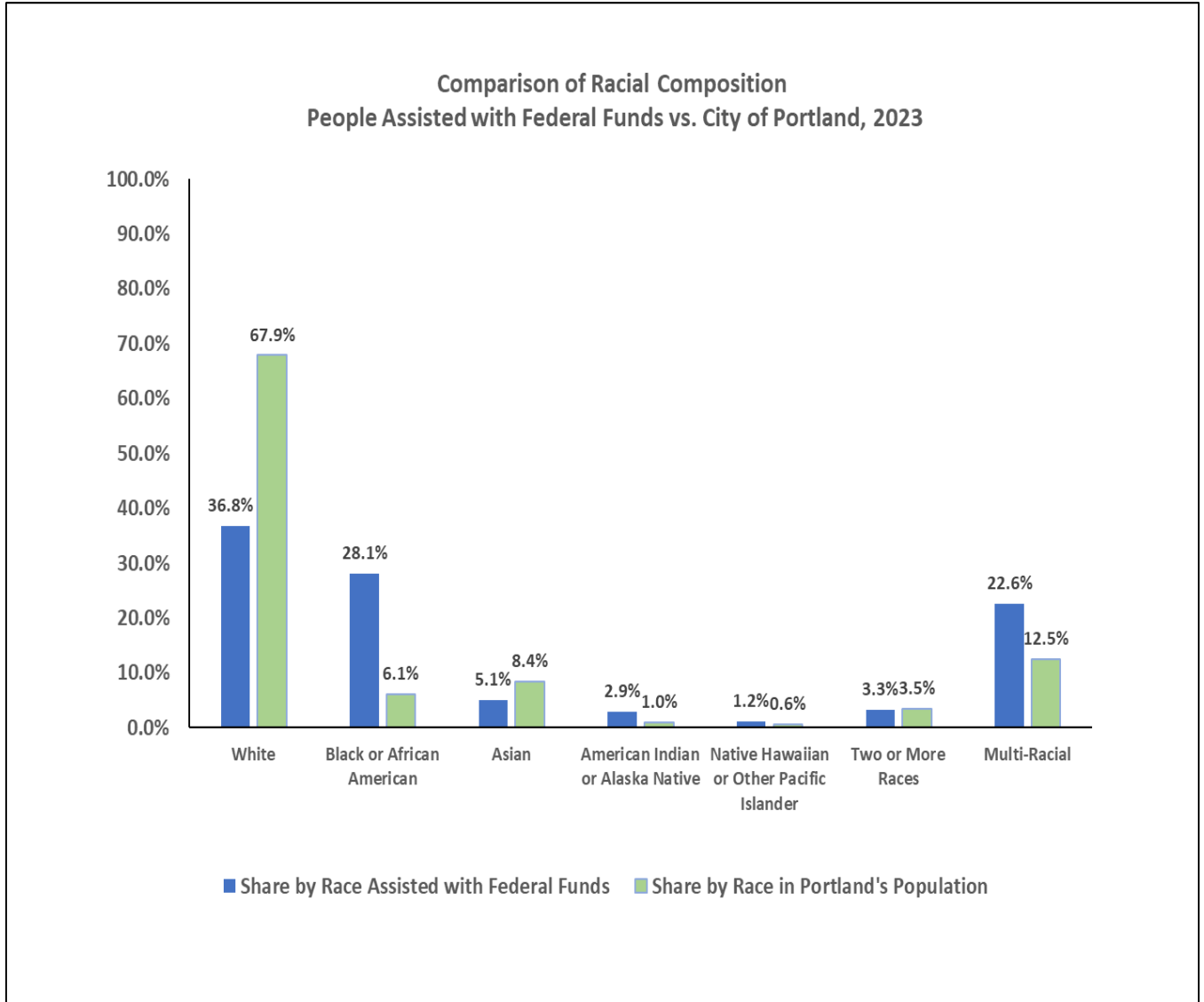
### Highlights on the Race/Ethnic Profile of Individuals Served

- A total of **7,370 persons (individuals)** were served through a combination of CDBG, HOME, ESG, and HOPWA funds. In terms of Households, as many as **1,897** benefitted through the use of HUD entitlement funds
- As many as **1,785 Households** were served through the four federal programs
- 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. the City of Portland
- The share of African American community served is **five times** that share of this racial group in the City as a whole (28% vs. 6%)
- Hispanic individuals made up just over 21% of the people served through various federal entitlement funds. This share is 10% points higher than the share of Hispanics in the City as a whole (11%).

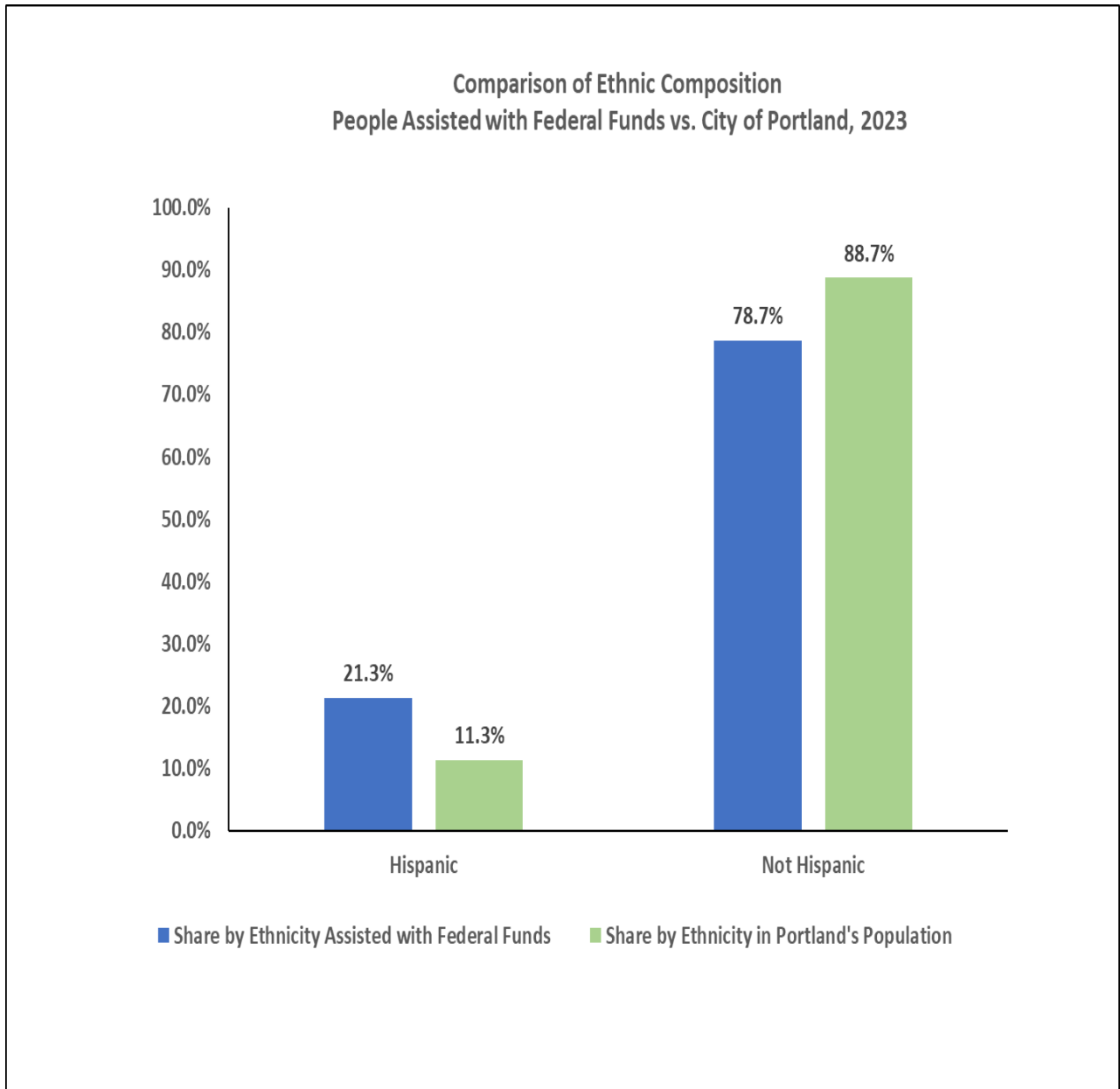
The higher representation of people of color is an outcome of targeted outreach and the provision of services through several culturally specific organizations. Addressing inequities faced by people of color and/or low-income populations will continue to be a priority for the consortium.

See attached charts to note the comparisons and the 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 covers 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 by those funding sources.

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

**Identify the resources made available**

	Budget-SAP	Actual	Actuals Source
CDBG	\$21,535,046.38	\$ 7,754,289.48	PR26 - Line 15
HOME	\$8,817,518.58	\$ 4,745,613.49	PR07 - HOME
HOPWA	\$2,116,579.00	\$1,835,739.38	PR07 - HOPWA
ESG	\$743,275.00	\$367,367.06	PR07 - ESG
HMIS	\$ 245,666.00	\$ 245,666.00	
GF	\$ 35,868,887.00	\$ 35,463,471.17	SAP-FY24-25
TIF	\$ 47,213,958.00	\$ 12,490,982.53	SAP-FY24-25
Other*	\$ 148,931,605.00	\$ 87,744,036.28	SAP-FY24-25

**\*Note: Resources made available include FY 2023-24 federal allocations and permissible carryover funds from prior years.**

**Details on Other Funding Sources:**

**Other\***

PDX Bond	\$ 39,442,650.00	\$ 18,358,185.07
HIF	\$ 9,883,140.00	\$ 9,249,609.50
Property	\$ 5,917,705.00	\$ 5,339,354.56
Metro	\$ 54,307,763.00	\$ 28,813,561.88
Lead	\$ 740,000.00	\$ 38,151.75
consortium	\$ 10,000.00	\$ 10,000.00

## Narrative

The resources, **CDBG**, **HOME**, and **HOPWA** detailed in the above table are larger than the actual federal allocations for FY 24-25. This is mainly because of permissible **carryover funds** from previous years. The carryover funds mostly result from typical expenditure patterns associated with the construction of new housing developments or rehabilitation projects.

## Identify the geographic distribution and location of investments

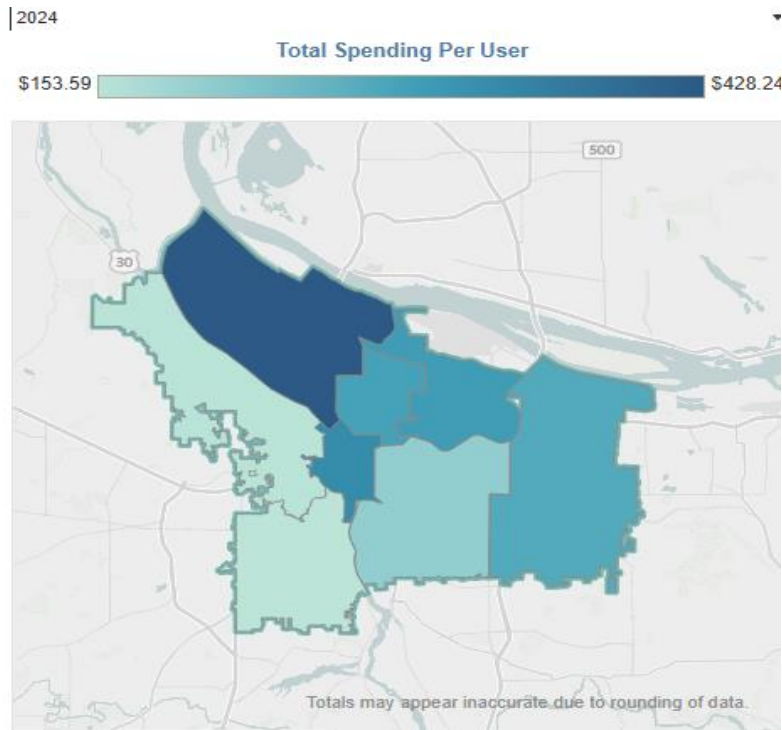
Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	See Narrative Description Below

## Narrative

Portland Housing Bureau (PHB) investments increase the supply of affordable housing at a time when Portland continues to face a shortage of homes affordable for low and moderate-income families to rent or purchase. PHB invests in the development and preservation of affordable rental homes, services to people experiencing homelessness, assistance to move from homelessness into permanent housing, and financial assistance to first-time homebuyers and low-income homeowners in need of home repair. PHB funds are contracted to non-profit and for-profit developers and community partner agencies through competitive solicitations. With the passage of the Portland Housing Bond and Metro Housing Bond, PHB has increased local investment in rental homes affordable for very low-income renters as well as in creating larger, family-sized units.

PHB manages an annual budget comprised of multiple funding sources, including Tax Increment Financing (TIF), Community Development Block Grant (CDBG), HOME funds, City General Fund, Construction Excise Tax, and Portland Housing and Metro Bond proceeds. TIF expenditures are restricted geographically and must be spent within the Urban Renewal Area in which it was generated. The recent addition of the Portland Housing Bond and Metro Bond Revenue, which can be spent citywide, has increased new geographic flexibility for PHB investments and allowed PHB to begin investing in areas outside of URAs. Federal funding and City General Fund spent on emergency shelters, rent assistance, renter/landlord assistance, homebuyer education, and homeowner retention are categorized as citywide expenditures. All district rental and homeownership development projects and acquisitions are allocated to the financial planning district where the property is located.

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



Source: [PHB Budget Map 2024](#)

### Map Discussion that reflects PHB’s investment priorities

PHB’s 2024 budget map shows the significant impact of PHB’s strategic initiatives and new bond resources on affordable housing development in Portland. Two large new-construction projects, Las Adelitas and Hollywood HUB in Central Northeast Neighborhoods bring spending in CNN to the highest per user. In recent years, East Portland has been allocated high amounts of direct spending due to investment in Portland Housing Bond rental construction projects. The North/Northeast Neighborhood Housing Strategy has increased funding for projects in the North and Northeast, including both rental and homeownership development.

## 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 on addressing 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 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	\$ 26,365,745.03
2. Match contributed during the current Federal fiscal year	\$ 0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$26,365,745.03
4. Match liability for the current Federal fiscal year	\$910,399.25
5. Excess match carried over to the next Federal fiscal year (Line 3 minus Line 4)	\$25,455,345.78

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

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$185,778.65	\$185,778.65	\$151,400.00	\$0	\$34,378.65

## 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	5,477*
Number of Non-Homeless households to be provided affordable housing units	100	548**
Number of Special-Needs households to be provided affordable housing units	186	215
<b>Total</b>	<b>586</b>	<b>6,249</b>

Note: \* Source JOHS Annual Report: [People Newly Placed in Housing](#)

\*\*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 and Metro Housing Bond have contributed to this robust response. In the period covered by this CAPER, a total of 548 affordable rental units were completed and opened. Check [Affordable Housing Opened FY 2023-24](#) for details on these projects.

	One-Year Goal	Actual
Number of households supported through Rental Assistance	300	874
Number of households supported through the Production of New Units	100	548
<b>Total</b>	<b>400</b>	<b>1,422</b>

Note: \* In years past HOME TBRA was successfully deployed to keep families experiencing homelessness or on the brink of falling into homelessness in housing units. However, for this FY 2023-24, a last and expiring round of ARPA was deployed to support 874 HHs; Check [ARPA Rent Assistance FY 2023-24](#); Please Note that the IDIS PR-23 does not reflect the actual number of Households who received TBRA.

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

The Program Year 2023 is the third full year of the Action Plan contributing towards the five-year goals and outcomes that have been laid out in the Consolidated Plan 2021-25. This also means that in the last two years of the Plan, as Portland and the world adjust to a post-COVID-19 Pandemic period, there is

potential to meet the original goals and also a chance to revise any outcome that may need to be adjusted. However, at the time of this report, no substantial revisions to goals and outcomes are being planned. But based on community needs, funding, and any other leadership directive, the jurisdiction may take on appropriate minor or substantial amendments.

Noteworthy is the fact that throughout this tumultuous period, the participating jurisdiction has continued to set ambitious goals to meet these challenges head-on. Since 2020, the Housing Bureau's pandemic response served nearly 31,850 households with emergency rental assistance, collaborating with Multnomah County and more than 40 community-based partners to deploy well over \$145,000,000 in emergency rental assistance from a combination of various federal (including HOME), state and local funds. These programs led with a racial equity focus to ensure critical assistance was reaching BIPOC communities.

In 2023, the City of Portland produced 548 new affordable units. These units will house an estimated 1,150 people. There are an additional 3,537 units in the affordable housing development pipeline that will open over the next few years. Local revenue sources like Portland's Housing Bond, the Metro Regional Affordable Housing Bond, and funds from urban renewal districts have been critical for building new affordable housing. Impending changes to revenue sources like the expiration of several Urban Renewal Areas (URAs), however, will likely impact affordable housing production. The Housing Bureau will continue to track and report on the production and preservation of affordable housing units under changing state and local legislation. 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:

[The State of Housing Report 2023](#)

A post-pandemic era and economic and political upheavals will continue to have an impact on the prioritization of community needs including but not limited to housing and homelessness crisis, and deepening race and income disparities. But it is also clear that the Portland Consortium is committed to addressing the toughest challenges and continues 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 the 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 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, even as the COVID-19 pandemic winds down, this global public health emergency 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 resource 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 (<=30%)	165	0
Low-income (>30% and <= 80% )	114	8
Moderate-income ( >80% and >=100%)	2	0
<b>Total</b>	<b>281</b>	<b>8</b>

**\*Note: These are households served and exclude public services provided at the person level.**

### **Narrative Information**

The Portland Consortium prioritizes the affordable housing needs of households that make 0-60% MFI. 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 all households (100% ) assisted through the CDBG and the HOME Programs like down payment assistance or rehab were in the "low-income" bracket.

## **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**

The Joint Office of Homeless Services (JOHS) is a partnership between the City of Portland and Multnomah County to house, shelter, and provide rent assistance, employment assistance, and case management services to people experiencing homelessness or who are at risk of entering homelessness. The JOHS is the administrative entity for the Multnomah County Continuum of Care (CoC), and also serves as the Homeless Management Information System (HMIS) Lead for the CoC. The JOHS budget includes funding from federal sources (including annual HUD funding and emergency appropriations related to the COVID-19 pandemic), the State of Oregon, City of Portland, and Multnomah County general funds, and the regional Metro Tri-County (Multnomah, Washington, and Clackamas Counties) jurisdiction's Supportive Housing Services measure. Our work focuses on six key areas to prevent and end homelessness: Housing, Income & Benefits, Health, Survival & Emergency Services, Access to Services, and Systems Coordination.

Individuals experiencing homelessness in Multnomah County continue to be affected by a severe affordable housing shortage in the Portland metro area. According to the National Low-Income Housing Coalition's recently-released "Gap Report", there are only 22 affordable and available rental units per 100 households earning at or below 30 percent of the area median income. Among these extremely low-income households, 79 percent are severely rent-burdened, meaning they spend more than half of their monthly income on rent. This situation makes it difficult for individuals experiencing homelessness to secure permanent housing. The number of persons experiencing homelessness counted in the Point in Time Count increased by 20 percent between 2022 and 2023, with sizeable increases in both the unsheltered and sheltered communities.

In fiscal year 2024 (July 1, 2023, through June 30, 2024), our key performance measures included:

- 5,477 people placed in permanent housing, of whom 58 percent identified as BIPOC;
- 18,802 people were prevented from becoming homeless, of whom 77 percent identified as BIPOC;
- 2,692 shelter beds funded, with an average daily utilization rate of 91 percent; and
- 7,882 people served in emergency shelters, of whom 46 percent identified as BIPOC.

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 161,629 contacts who sought help through 211info over the phone, text, email, web search, and mobile app (53,584 phone only). Approximately 50 percent of those who contacted 211info were seeking housing assistance, and of those responding to a question regarding homeless status, about 46 percent said that they were currently experiencing homelessness. Participants were entered into HMIS, assessed through coordinated

entry, and connected to appropriate housing and services.

Our community furthered our outreach impact by providing supplies and resources to independent volunteers and mutual-aid community outreach programs, especially during severe weather events. The jurisdiction continued to support low-barrier day access centers that offer food and hygiene supplies for unsheltered people. The Behavioral Health Resource Center, operated in partnership with the Multnomah County Health Department, opened its day center in the winter of 2022 and has the capacity to serve 100 clients per day. The largest of these, the day center at Bud Clark Commons served 4,491 individuals.

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 4,200 people in over 3,000 households move into permanent housing. Existing outreach and housing placement strategies are highly effective and have increased the number of people served through a number of local funding sources (described in more detail below).

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

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.

In FY 2022-23, the jurisdiction, through its CoC, served over 6,900 people in emergency shelter, a 15 percent increase from the total served in the prior fiscal year. This increase reflects the added shelter bed capacity in our system during the fiscal year, from 1,370 beds in June 2022 to 1,590 beds in June 2023. The jurisdiction served around 1,380 people in transitional housing, with 41 percent of exiting clients moving to permanent housing.

The jurisdiction, through its local Continuum of Care (CoC), tracks the 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.

Excluding domestic violence shelters, the average length of time spent in emergency shelter for people exiting shelter continued to increase between FY 2020-21 and FY 2022-23, from 62 days in FY 2020-21 to 68 days in FY 2021-22 and 85 days in FY 2022-23. 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

2020-21 to FY 2022-23, from 179 to 172 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 2022-23, 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 the direct participation of CoC board members (including members with lived experience of homelessness) who represent service providers and community stakeholders and provide policy guidance, and service data analysis from “front door” entities (211info line, shelters, day centers, mainstream services). An ongoing example of a partnership between the CoC and a public agency providing other social services is the Promoting Access to Hope (PATH) program. The PATH program connects people who are experiencing or at risk of homelessness to behavioral health and recovery services, and provides housing navigation services to help them overcome barriers to stable housing. The CoC also funds rent assistance provided through the PATH program.

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. Collectively, these providers served more than 30,000 people with prevention resources during FY 2021-22, over four times the number served in FY 2019-20.

HMIS-based system performance measures indicated that from FY 2021-22 to FY 2022-23 the percentage of adults exiting CoC-funded projects with increased total income decreased slightly, from 25 percent to 22 percent. This decline reflects a continuing challenging labor market during this fiscal year, and continued increased demand for benefits leading to delays in receiving benefits. The jurisdiction will continue to pursue planning and strategies to improve participant income through a range of targeted programs and partnerships with local nonprofit agencies.

**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 the 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 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 4,200 people in more than 3,000 households into permanent housing in FY 2022-23.

Local funding partners (City of Portland, Multnomah County, and Home Forward - the 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 chronically homeless 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 1,100 new supportive housing units have come online and over 970 units are in the pipeline and expected to come online within the next 1-3 years. Funding from the Metro SHS Measure supported over 1,700 people in permanent housing during FY 2021-22, and an additional 624 people were placed in permanent housing with this funding during FY 2022-23. 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 5,590 in FY 2022-23 from 5,300 in FY 2021-22, exceeding last year's increase.

Using HMIS data, our CoC tracks returns to the homelessness services system among those who exited to permanent housing in the prior two years. The reported rate of returns within a two-year period increased slightly, from 15 percent among those who exited to a permanent housing destination in FY 2019-20, to 19 percent for those who exited to permanent housing in FY 2020-21. 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 and guarantee funds to ensure households placed in private market units have additional resources for stability; 3) resume active retention monitoring at 6- and 12-month post subsidy to assess outcomes.

## **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 **293** units of public housing throughout Multnomah County, which are owned and operated by Home Forward. Home Forward has few public housing units because, like many public housing authorities across the country, Home Forward is in the process of converting all its public housing portfolio through the Rental Assistance Demonstration (RAD) program or Section 18 of the Housing Act of 1937. Home Forward continues to own the units that are being converted through RAD or Section 18, but they are considered Project-Based Section 8-supported units instead of public housing. Converting public housing through RAD and Section 18 has allowed for important and necessary rehabilitation to our public housing portfolio. Rents for these properties are approximately 30% of a household's monthly income. To qualify, the applicant's 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 intentional engagement on policy matters through leadership bodies, surveys, focus groups, and work groups.

One of the leadership bodies is the Tenant Advisory Committee (TAC), which provides leadership and input on policy, procedures, and operations. The TAC, currently comprised of 19 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.

A second leadership body is the Resident Community Builders (RCB). The goal of the RCB program is for Home Forward residents to take a leadership role in the community, spearheading resident engagement for a one-year assignment. This program provides an opportunity for residents to get to know their neighbors and build lasting community with one another. Community Builders engage other residents in organizing and participating in events and activities in their communities, advocate for community needs and suggestions, and collaborate with Home Forward staff.

Additionally, a Home Forward resident serves as a commissioner on the agency's Board of Commissioners. In 2026, Home Forward will be adding a Board of Commissioners position for Home Forward participants.

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 currently offer other homeownership programs.

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

Home Forward is not considered a troubled PHA and is 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)**

In 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 the private market, the development of a supportive housing plan to create 2,000 new supportive housing units, the opening of a Rental Services Office, and the least is the creation of the Joint Office of Homeless Services. At the regional Metro government, 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](#). Voters also approved funds to support housing access and stability for people across the area. See: [Greater Portland Supportive Housing Services](#).

The Housing Bureau tracks and reports 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 in the [Bureau's annual State of Housing Report](#).

To assist vulnerable clients with rent and paying past dues, Portland has continued to deploy much of the CARES funding for this very purpose. For details see: [COVID-19 Emergency Rent Assistance](#)

### **Actions taken in 2023:**

The Consolidated Plan 2021-2025 identified three needs and goals:

1. Need - affordable housing choice; Goal - Increase and preserve affordable housing choice in ways that promote racial equity
2. Need - basic services and homeless prevention/intervention; Goal - reduce and prevent homelessness in ways that can mitigate overrepresentation of BIPOC communities
3. Need - community and economic development; Goal - improve livability through infrastructure, employment, and anti-poverty strategies

In 2023, 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: foreclosure prevention and mortgage assistance, eviction legal services and housing stabilization services.

**2. Barrier:** Federal funding shortfalls **Strategy:** Successfully secured and deployed 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 fees. See the [Portland Housing Bond](#) and [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, new construction single-family homeownership tax exemptions, and education resources for renters and landlords on state and local landlord-tenant laws including 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:** 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. The city, Prosper Portland, and community members are also seeking to implement tax increment finance districts in a co-created manner focusing on stabilization of current residents and businesses, centering those that are most vulnerable to displacement in programming and services.

**5. Barrier:** Protected classes still experience illegal housing discrimination especially disabled, racial and ethnic minorities, refugees and immigrants, families, and single female headed households. **Strategy:** Implemented 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)**

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
- Deploy American Rescue Plan Act funds to support households impacted by the COVID 19 pandemic through foreclosure prevention and mortgage assistance, eviction legal defense, rent assistance, and a funds for purchasing land for future affordable housing developments.
- Created and implemented a community grant program to support East Portland residents.

Oregon cities are required to update their Housing Needs Analysis (HNA) every six years. In December 2023, the City of Portland adopted the [2045 Housing Needs Analysis](#), which determined that the City should plan for approximately 120,000 more housing units by 2045. The Housing Needs Analysis evaluates the current population and existing housing conditions, forecasts housing needs for the next 20 years, and inventories buildable lands or development capacity to accommodate that future growth.

The Housing Production Strategy (HPS) is a set of actions the City will take over the next five years to support the development of those 120,000 units of needed housing. The HPS evaluates current housing policies and programs to identify additional actions the City can take to meet that need. It will include strategies to support the construction of needed housing as well as ways to measure and report on housing development.

There are several key themes that run through the strategies:

- **Produce more housing** – the overall goal is to produce more housing of all types to meet

Portland’s housing production targets that are assigned by the State of Oregon.

- **Additional funding for affordable housing** – the City has been successful in fully distributing the funds and exceeding development targets for the recent City and Metro affordable housing bonds. The City also has relied on tax increment financing along with state and federal funding. All of the funding sources will need to be sustained and increased to meet our affordable housing goals.
- **Increase capacity in high opportunity neighborhoods** – While overall the City has an adequate zoning capacity to meet future growth, that capacity needs to be better distributed to minimize displacement; increase capacity in high opportunity, complete neighborhoods through area planning and zone changes; breakdown exclusivity; and reduce carbon emissions.
- **Continuous improvement** – since the 2015 Housing Emergency Declaration, the City has adopted a number of changes to the zoning code and development review permitting. This work will continue to streamline the review process and remove code barriers to development.
- **Implement catalytic developments** – there are a number of large development projects in and around the Central City that represent the potential for thousands of housing units, including affordable housing. The City has an important role, both directly and supportive, to ensure these developments come to fruition.

This action plan and subsequent strategies aim to address the wide range of housing types and affordability levels in addition to overall net new housing production. Strategies are organized into the following eight initiatives:

- A. Promote Affordable Housing (0-80% AMI):** Increase the supply of regulated and unregulated affordable housing units.
- B. Increase Middle Income Housing and Homeownership:** Improve access to middle income housing and homeownership opportunity, by improving retention, and choice for people of color and others who have been historically underserved and under-represented.

- C. Increase Access to Opportunity:** Ensure equitable access to housing in safe, healthy neighborhoods with convenient access to jobs, goods and services.
- D. Reduce Barriers to Development and Improve Processes:** Address known regulatory impediments to building needed housing.
- E. Stabilize Current and Future Households:** Support current and future households to reduce housing insecurity and prevent homelessness.
- F. Promote Age and Disability Friendly Housing:** Ensure equitable access to housing for people with disabilities and older adults.
- G. Promote Climate Friendly and Healthy Homes:** Increase access to high-performance and climate resilient housing for Portlanders of all abilities and income levels.
- H. Advocate at the State and Federal Level:** To fully address housing needs locally, the City will need policy changes or funding at the state and federal level.

**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. 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

The Lead Hazard Control Grant is two and a half years through its current 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.

A supplemental Healthy Homes grant is included with most lead remediation projects to address urgent health and safety concerns in the home.

**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, the 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)**

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 (BOC) 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.

The Joint Office of Homeless Services has advisory boards and committees that give community input to Joint Office leadership and to the Portland City Council and the Board of County Commissioners. These advisory groups provide opportunities for community members to learn about the Joint Office’s work, bring a community perspective to our decision-making, and make recommendations on programs, services and policies.

### **Summary of Work of JOHS Advisory Bodies**

- Equity Advisory Committee: Provides guidance and recommendations to help address racial disparities in the Joint Office’s work on ending homelessness.
- The Lived Experience Advisory Committee: Uplifts the voices of people who are or have been unhoused to ensure that the work of the Joint Office of Homeless Services centers their experiences.
- Continuum of Care Board: Advises on and oversee the implementation of priorities and policies related to the Multnomah County Continuum of Care (CoC).
- Supportive Housing Services Advisory Committee: Advises Multnomah County on adherence to the Metro Supportive Housing Services (SHS) Measure and the County’s Local Implementation Plan (LIP) and future regional plans
- Community Budget Advisory Committee: Reviews and makes recommendations on county departmental budgets and operations.

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 the development of 1,475 affordable units. Using the Portland Housing Bond priority areas as a basis, 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. An indicator of this close collaboration, PHB is committed to requesting the BOC for advice throughout the implementation of Metro Bond projects. Details of Portland’s local implementation

strategy for the Metro Bond see: [Metro Housing Bond: Portland's Local Implementation Plan](#)

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.

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

The City of Portland, City of Gresham, Multnomah County, and Home Forward continue to actively engage with our plan for ending homelessness in our community called A Home for Everyone: A United Community Plan to End Homelessness in Multnomah County (AHFE). The AHFE 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.

The City of Portland is also a member of a Regional Fair Housing work group comprised of representatives from the Portland/Vancouver Metro Area that receive federal funding and must deploy that funding in the context of a Fair Housing Assessment and Plan. The jurisdictions and organizations that have chosen to meet are Multnomah County, Clark County, Clackamas County, Washington County, the City of Gresham, the City of Beaverton, the City of Portland, the 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 the 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 steps to expand the partner network to area culturally specific service providers that have not previously had a partnership with the City 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 had 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 2023-24 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. Undertaking the development of a Fair Housing Plan for Portland. This will serve as an update to the existing Analysis of Impediments.
5. Fund training for renters and landlords on state and local landlord-tenant laws.
6. The City of Portland uses community-informed housing opportunity scoring to make investment decisions. The information is available to the public through Portland Maps.
7. Funded rehab programs for low-income homeowners, through REACH, Community Builders, Unlimited Choices, Rebuilding Together, and Community Energy Project.
8. Support land use proposals that include mandatory or voluntary affordable housing.
9. In partnership with the Oregon Law Center, Portland Community College's Clear Clinic, Metropolitan Public Defenders, and United Way of the Columbia-Willamette Portland Housing Bureau has launched the Eviction Legal Defense Program to provide free legal support to tenants facing eviction.
10. In partnership with Resolutions Northwest, the Portland Housing Bureau has launched the Landlord-Tenant Mediation Pilot Program to provide free mediation services to landlords and tenants with rental housing disputes. The goal of the Landlord-Tenant Mediation Pilot Program is to increase housing stability for tenants, avoid court filings, and improve relationships between landlords and tenants.

For details on the PHB's policies, programs, and core strategies and efforts see [City of Portland Policies and Programs](#). The following illustration captures various ongoing PHB focus areas:

# Focus Areas

Based on direction outlined in policies, plans, and budget notes, the Portland Housing Bureau has developed four focus areas to implement the policies, programs, and services necessary to achieve the City's housing goals and objectives.

The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB housing is required to remain affordable at targeted incomes for up to 99 years.



- Direct financing using local and federal resources
- Indirect subsidies, such as tax exemptions and fee waivers

The Housing Bureau funds programs to increase homeownership for historically excluded and low-income communities, directly and with community partners.



- Homebuyer education
- Down-payment assistance
- Tax exemptions
- Construction

The Housing Bureau uses a variety of strategies to stabilize vulnerable renters and homeowners, especially in North/Northeast and East Portland.



- Tenant protections
- Rental Services Office
- Legal and mediation services
- Home repair grants and loans
- Foreclosure prevention
- Fair Housing audit testing

Through the Joint Office of Homeless Services, the Housing Bureau invests in a variety of services and programs that directly assist individuals and families at risk of and experiencing homelessness, including:



- Short-term rent assistance
- Permanent supportive housing
- Transitional housing
- Emergency and winter shelters

## 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. Consortium staff also prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which tracks the Consortium’s overall performance concerning 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 the 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-Governmental Agreements (IGAs)) each year. The monitoring involves both fiscal and program monitoring. In addition to receiving subrecipient reports, 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 FY23-24 cycle:

<b>Subrecipient</b>	<b>Date</b>	<b>Timeframe</b>
Community Partners for Affordable Housing	2/28/24	1-2 PM
Fair Housing Council of Oregon	2/16/24	2-3 PM
Impact NW	1/26/24	9-10 AM
Northwest Housing Alternatives	3/27/24	1-2 PM
Portland Community College	1/19/24	11 AM – 12 PM
Prosper Portland	2/29/24	10-11 AM
Portland State University	2/2/24	2-3 PM
Proud Ground	1/31/24	11 AM – 12 PM
United Way of the Columbia-Willamette	2/21/24	10-11 AM
Multnomah County Joint Office of Homeless Services	5/2/24	2-3 PM
Community Alliance of Tenants	2/7/24	1-2 PM

Notably, 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 COVID-19 pandemic, the Consortium has 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 with our own subrecipient monitoring standards and, where applicable, Federal and HUD-specific requirements.

### **DMWESB Contracting**

The Portland Housing Bureau is dedicated to equity in contracting and workforce goals for minority, women-owned, and emerging small businesses on our projects. It is a key component of the bureau's overall equity agenda. To promote these opportunities, PHB has adopted contracting policies on projects we fund with city and federal dollars. The Borrower of PHB funds shall use best efforts to comply with established City policies outlined in the Equity in Contracting and the Apprentice & Workforce Diversity Program by including provisions in its contract with its General Contractor that require the General Contractor and their subcontractors to comply with the specifications in connection to the project. PHB's Equity in Contracting Program intends to promote best practices and ensure that PHB housing projects provide business opportunities for D/M/W/ESB construction-focused firms to build economic growth, increase capacity, and expand competition in the marketplace. PHB expects owners/developers awarded PHB funds to understand and emphasize the Aspirational Goals below when selecting a General Contractor ("GC") and professional service providers.

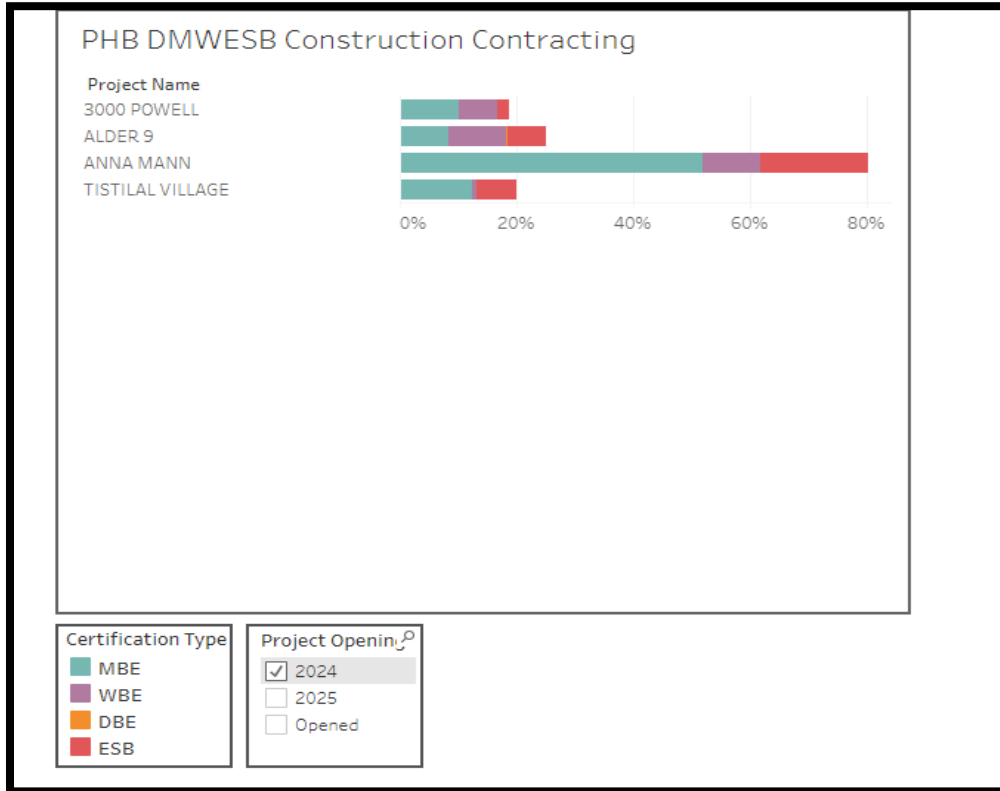
- **Hard Cost Goal** – a minimum of 30% of the total Hard Construction Costs shall be contracted to COBID firms (GC/Contractors or Subcontractors).
- **Hard Cost Subgoal** – a minimum of 14% of the 30% Hard Construction Costs shall be contracted to D/M/WBE firms (GC/Contractors and Subs combined).
- **Professional Services Goal** – a minimum of 20% of the total Professional Services budget shall be contracted to COBID firms.

PHB's Apprentice & Workforce Diversity Program ensures that PHB-funded construction projects offer equal opportunities in employment and that those who have been historically underused in the construction trades have access to jobs through training programs. Borrowers and their general contractors with project contracts valued at \$300,000 or more and 300 or more job site hours in any given trade shall:

- Ensure that 20% of labor hours in each apprenticeable trade is performed by state-registered apprentices.
- Strive to achieve workforce diversity goals of employing women and BIPOC individuals, including aspirational diversity goals for apprentice and journey-level hours worked, including:

- 22% of the total apprentice hours and 22% of the total journey-level hours shall be worked by BIPOC individuals
- 9% of the total apprentice hours and 6% of the total journey level hours shall be worked by women

The following illustration captures PHB’s DMWESB construction contracting:



**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 Comments period was advertised in the Portland Business Tribune’s electronic version on Friday 18, 2024, and the Tribune’s paper copy on Tuesday, Oct 15, 2024, and on PHB’s website. Also an email blast via GovDelivery was sent to well over 4,000 area residents and non-profits

The CAPER was made available for public comments for a 15-day comment period extending from Wednesday, Oct 16, 2024, to Wednesday, Oct 30, 2024. It is important to note that a hearing was also held, which was hybrid in nature and attended by 5-6 people.

Proof of publication and citizen comment has been attached to the 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 related to CDBG as a result of 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.

Portland continues to prioritize the housing and services needs of the area's low and moderate-income households in the community. Based on the disproportionate impact that events like the COVID-19 Pandemic, economic turmoils, inflationary pressures, and political climate have had on low-income households, Portland is committed to working directly with 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.**

N/A

## **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.**

### ***HOME Consortium:***

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

In 2024, the City of Gresham received \$516,576 in HOME Investment Partnership funds and \$1,802,740 in carryover funds. In 2024, a portion of HOME funds was allocated to assist first-time moderate-income homebuyers. Gresham's HOME funds provided eight home buyers with assistance through the Shared Appreciation Mortgage (SAM) program. These homebuyers received \$40,000 each. Additionally, four homebuyers each received \$96,000 in downpayment assistance through Proud Ground.

In 2022, the City of Gresham was awarded \$2,087,311 in HOME-ARP funds to provide rental assistance, wrap-around services, employment assistance, and job training to residents of the City of Gresham. The multi-year IGA terminates on the earlier of June 30, 2030, or when all funds are expended. In 2024 \$90,469 was expended for rental assistance and wrap-around services for low-income renters. These wrap-around services include childcare assistance, education services, food assistance, life skills training, outreach services, transportation, case management, mediation, landlord/tenant liaison services, credit repair, and financial assistance. Additionally, \$74,796 was expended on employment assistance and job training. The employment assistance and job training support include education services and other necessary services required to complete an education or job training program, such as transportation assistance and childcare. Finally, \$22,162 was expended for shelter job training. The shelter job training provides participants with education services, employment assistance, and job training. This program is available to participants from all four HOME-ARP qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other populations who have previously been qualified as "homeless" under 24 CFR 91.5.

***City of Portland HOME Inspections:***

PHB currently regulates 38 HOME Agreements. In 2024, PHB staff performed 36 HOME inspections; of these, 29 reports were finalized. The remaining 7 inspection reports were delayed due to staffing changes and increased workloads. PHB HOME agreements require inspections on a 1–3-year cycle. Projects with fewer than five HOME units are inspected every three years. Projects with 5-25 units are inspected every two years. Projects with more than 25 HOME units are inspected annually. During 2024, nine HOME Restrictive Agreements expired and were released.

**HOME Consortium Monitoring Efforts for 2024**

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 compliance 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 meets the goals and objectives outlined in the Consolidated Plan. Multnomah County does not fund subrecipient contracts with HOME funds and is not required to perform any additional monitoring.

**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 that all projects receiving HOME funds adhere to the requirements of 92.351. The City monitors its HOME-funded properties at a minimum of 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.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	72	84
Tenant-based rental assistance	59	65
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60	64
<b>Total</b>	<b>191</b>	<b>213</b>

#### HOPWA Number of Households Served

### Narrative

**Evaluate the performance of HOPWA-funded programs. Based on this self-evaluation, explain any adjustments and improvements that will be made to more effectively implement the strategies.**

Portland had a very successful year in HOPWA housing. A total of 213 Households have been served through HOPWA, which exceeds the annual goal by 22 households. In other words, the HOPWA goals have been exceeded by just over 11%. The two project sponsors, Central City Concern (CCC) and Cascade Aids Project (CAP), have utilized their allocated funds to provide a range of services that include TBRA (Tenant-Based Rental Assistance), P-FBH (Permanent Facility-Based Housing), and ST-TFBH (Short-Term or Transitional Facility-Based Housing). In addition, CAP also provided HOPWA Supportive services to well over 450 Households.

**Noteworthy Achievements include:**

- The City contracts with two sponsors to provide HOPWA services and geographically covers .5 counties in Oregon and 2 in Washington.
- Central City Concern (CCC) provides Project-Based Rent Assistance at the Rose Wood Apartments.
- CCC's on-site Resident Services Coordinator (RSC) remained a key partner in supporting tenant stability and wellness through individualized services and proactive interventions. This year, CCC sharpened its focus on eviction prevention strategies, with an increased emphasis on navigating right-to-remedy processes for lease violations. By intervening early and collaboratively, the RSC worked closely with tenants to address lease compliance concerns before they escalated to formal notices or legal action.
- In addition to eviction prevention, the RSC continued to connect residents with vital resources, including rental assistance, primary care, mental health services, and outpatient substance use treatment. Individual support plans were developed and updated as needed to help residents maintain housing and build toward long-term goals.
- Cascade AIDS Project (CAP) provides HOPWA services, including TBRA, P-FBHA, PHP, STRMU, and SS.
- CAP's Programs serve people living with HIV who are homeless/at-risk of homelessness and living in the following counties: Multnomah, Washington, Clackamas, Yamhill, and Columbia in Oregon, as well as Clark and Skamania Counties in Washington.
- CAP uses HOPWA funds to provide short and long-term rent assistance, housing case management, mortgage and utility assistance, housing readiness support and tenant education, housing navigation, as well as permanent placement services, including security deposit, move-in charges, and application fees, short-term eviction/foreclosure prevention assistance, and tenant education

**Some ongoing barriers include:**

Clients continue to face economic instability, including layoffs, reduced work hours, and rising costs of living, exacerbated by tariffs and inflation. These financial pressures are coupled with heightened stress and uncertainty, particularly among those affected by recent policy changes and limited social supports. This has led to a marked increase in emergency rent assistance requests, as household incomes decline while expenses rise.

### **Monitoring for HOPWA**

The City of Portland conducts a full-scale monitoring (Program and Financial) Monitoring annually of the IGA with the County- this is the mechanism through which HOPWA and ESG funds are passed on to the Joint Office of Homeless Services. See CR- 40 for details on the date of monitoring. Additionally, HUD completed full monitoring of the HOPWA Program in the Year 2021. Based on the monitoring report from HUD, Portland has been working to ensure corrective actions on identified findings and concerns.

### CR-58 – Section 3

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

**\* This section will be updated when applicable development projects are confirmed based on disbursements for FY 2024-25**

Total Labor Hours	CDBG	HOME	ESG	HOP WA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 1 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		x			
Direct, on-the job training (including apprenticeships).		x			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.		x			

Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					

Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		x			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.		x			

**Table 2 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

Subrecipients and their contractors are responsible for complying with the City's Section 3 policies. These efforts include soliciting bids from certified Section 3 Businesses, submitting Section 3 eligibility forms for all workers, and working with Community-Based Organizations that serve workers who meet Section 3 eligibility requirements when new hiring opportunities arise. Additionally, the City continues to work with Northwest College of Construction to pre-certify apprentices as Section 3 eligible, so those workers receive dispatch priority to contractors working on Section 3-covered projects.

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

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

### 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	Housing Program Coordinator

#### ESG Contact Address

Street Address 1	1900 SW 4 <sup>th</sup> Ave., Suite 7007
Street Address 2	0
City	Portland
State	OR
ZIP Code	97201
Phone Number	5038232802
Extension	0
Fax Number	5038232387
Email Address	Wendy.smith@portlandoregon.gov

#### ESG Secondary Contact

Prefix	Dr.
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	07/01/2024
Program Year-End Date	06/30/2025

### 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:** \$743,275.00

## 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>

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>

Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	735
Children	0
Don't Know/Refused/Other	1
Missing Information	0
<b>Total</b>	<b>736</b>

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>

Household Information for Street Outreach

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

Number of Persons in Households	Total
Adults	735
Children	0
Don't Know/Refused/Other	1
Missing Information	0
<b>Total</b>	<b>736</b>

Household Information for Persons Served with ESG

**5. Sex—Complete for All Activities**

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	736
Missing Information	0
<b>Total</b>	<b>736</b>

Sex Information

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

	Total
Under 18	0
18-24	62
25 and over	673
Don't Know/Refused/Other	1
Missing Information	0
<b>Total</b>	<b>736</b>

Age Information

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

**Number of Persons in Households**

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	26	0	0	26
Victims of Domestic Violence	373	0	0	373
Elderly	29	0	0	29
HIV/AIDS	6	0	0	6
Chronically Homeless	261	0	0	261
<b>Persons with Disabilities:</b>				
Severely Mentally ill	389	0	0	389
Chronic Substance Abuse	349	0	0	349
Other Disability	551	0	0	551

<b>Persons with Disabilities:</b>				
Total (Unduplicated if possible)	<b>736</b>	0	0	<b>736</b>

Special Population Served

**SAGE ESG CAPER**

As per instructions for CR-65, a separate CAPER Report for ESG has been submitted in SAGE.

## 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	43,800
Total Number of bed-nights provided	40,259
Capacity Utilization*	91.90%

Shelter Capacity

#### \*Notes on Capacity Utilization:

Beds \* [# of Days in a year] = Total Bednights available

$$120 * 365 = 43,800.$$

Bed-nights provided ( from Daily Unit Report) = **43,800**

Capacity Utilization (provided/available) = 40,259/43,800= **91.90%**

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

ESG activities and programming are evaluated using existing performance standards for emergency shelter and services and include: 1) Number of unduplicated clients per year served 2) average lengths of stay 3) Clients assessed using Coordinated Assessment tool 4) Percentage exit to permanent housing 4) Percentage exit to non-permanent stable housing (e.g. friends, residential, inpatient treatment, etc.) by the time of exit and 5) Percentage of total unduplicated households remaining in housing at 6 months and 12 months.

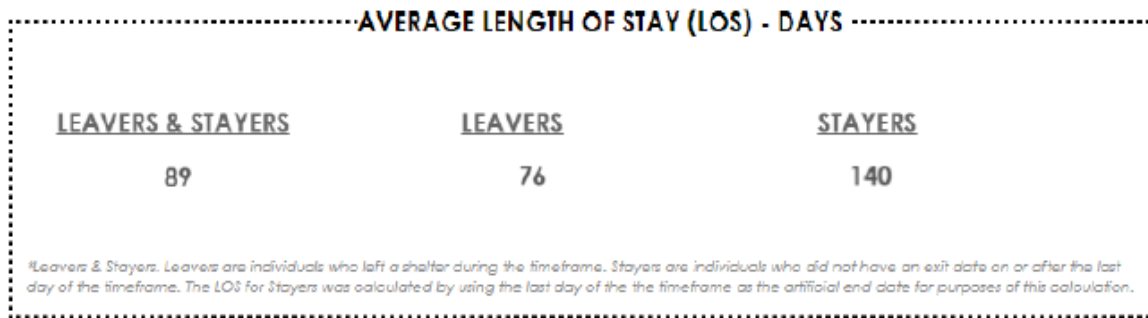
1. Number of unduplicated clients per year served: **15,074**

### Total People Enrolled in Housing Programs

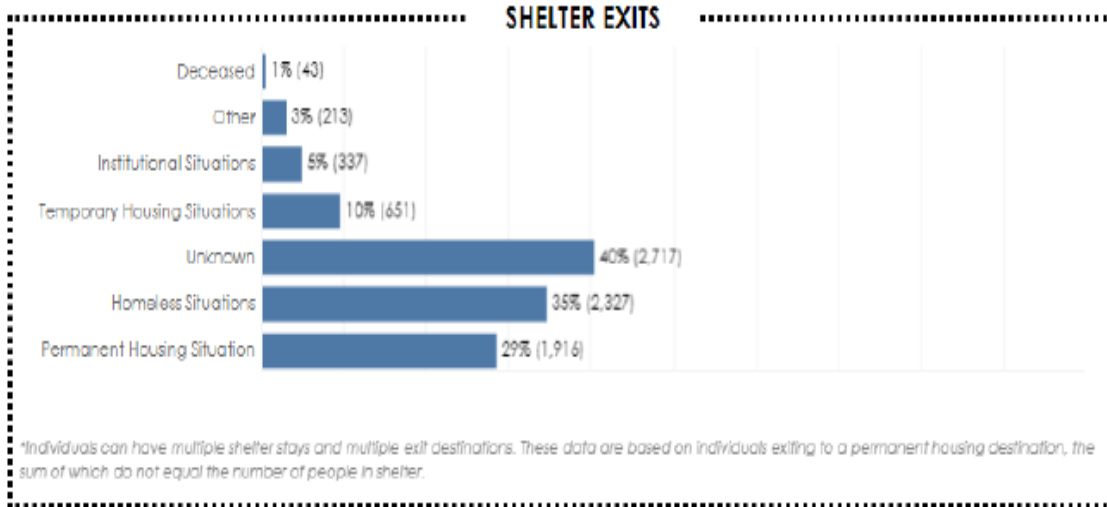
Counts unique people newly enrolled (via an Entry Date) or retained in a housing program within the reporting period. People who were "retained" enrolled prior to the beginning of the period. People counted here may or may not still be in a housing program as of the end of the period.



2. Average lengths of stay



3. Clients assessed using Coordinated Assessment tool: **4,853**
4. Percentage exit to permanent housing from shelter & Percentage of people who exit to non-permanent stable housing (e.g. friends, residential, inpatient treatment, etc.) from shelter (includes only those shelters who participate in HMIS and excludes DV shelters).



**5. Percentage of total unduplicated households remaining in housing at 6 months and 12 months.**

The retention Rate measures the percent of individuals who ended a RRH housing subsidy in FY23 (Q3-Q4) and FY24 (Q1-Q2)- who did not return to Homelessness. The current 12-month retention rate for Rapid Re-Housing is:

### Rapid Re-Housing (RRH) Retention

The Retention Rate measures the percent of individuals who ended a RRH housing subsidy in FY23(Q3-Q4) and FY24(Q1-Q2) - who did not Return to Homelessness, were housed at their 12-month follow-up, were in a new PH project or had other evidence of housing in FY24(Q3-Q4) and FY25(Q1-Q2).



Note: Of the 2,436 people who had a RRH housing placement in FY23(Q3-Q4) and FY24(Q1-Q2), 53% were in an unknown housing situation in FY24(Q3-Q4) and FY25 (Q1-Q2) due to non-contact or missing data.

Source: [HDS System Performance Report](#)

## CR-75 – Expenditures

### 11. Expenditures

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

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
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		
	2022	2023	2024
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 Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

ESG Expenditures for Rapid Re-Housing

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

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	0	0	0
Operations	\$437,406	\$436,054	TBD
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0

<b>Subtotal</b>	<b>\$437,406</b>	<b>\$436,054</b>	<b>TBD</b>
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**ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2022</b>	<b>2023</b>	<b>2024</b>
Street Outreach	0	0	0
HMIS	\$290,252	\$274,879	TBD
Administration	\$0	\$0	\$0

**Other Grant Expenditures**

**11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
	\$729,011	\$710,933	\$743,275

**Total ESG Funds Expended**

**11f. Match Source**

	<b>2022</b>	<b>2023</b>	<b>2024</b>
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	\$503,396	\$670,943	TBD
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>\$503,396</b>	<b>\$670,943</b>	<b>TBD</b>

**Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
	\$1,231,054	\$1,383,229.01	TBD

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