



## Portland Consortium HOME-ARP Allocation Plan Substantial Amendment to Annual Action Plan FY 2021-22

*The Portland Consortium includes the City of Gresham, City of Portland, and Multnomah County. An approved five-year Consolidated Plan and annual Action Plans are requirements to receive federal entitlement funding from HUD for the four affordable housing and community development programs: CDBG, HOME, HOPWA and ESG. In Fall 2021, HUD approved the Consortium's five-year Consolidated Plan (FY 2021-25) and the Annual Action Plan FY 2021-22. Any changes to funding levels, purpose, scope, location, eligibility, or type of beneficiaries of an activity triggers the requirement for amending the Consolidated Plan and/or Action Plan. The special HOME-ARP allocation in April 2021 triggers the need for a substantial amendment. The purpose of this allocation is to serve households who are at greatest risk of housing instability, including individuals and families experiencing homelessness and/or who are at imminent risk of becoming homeless. Meeting this requirement, this Portland Consortium HOME-ARP Allocation Plan is the substantial amendment to the adopted Action Plan FY 2021-22.*



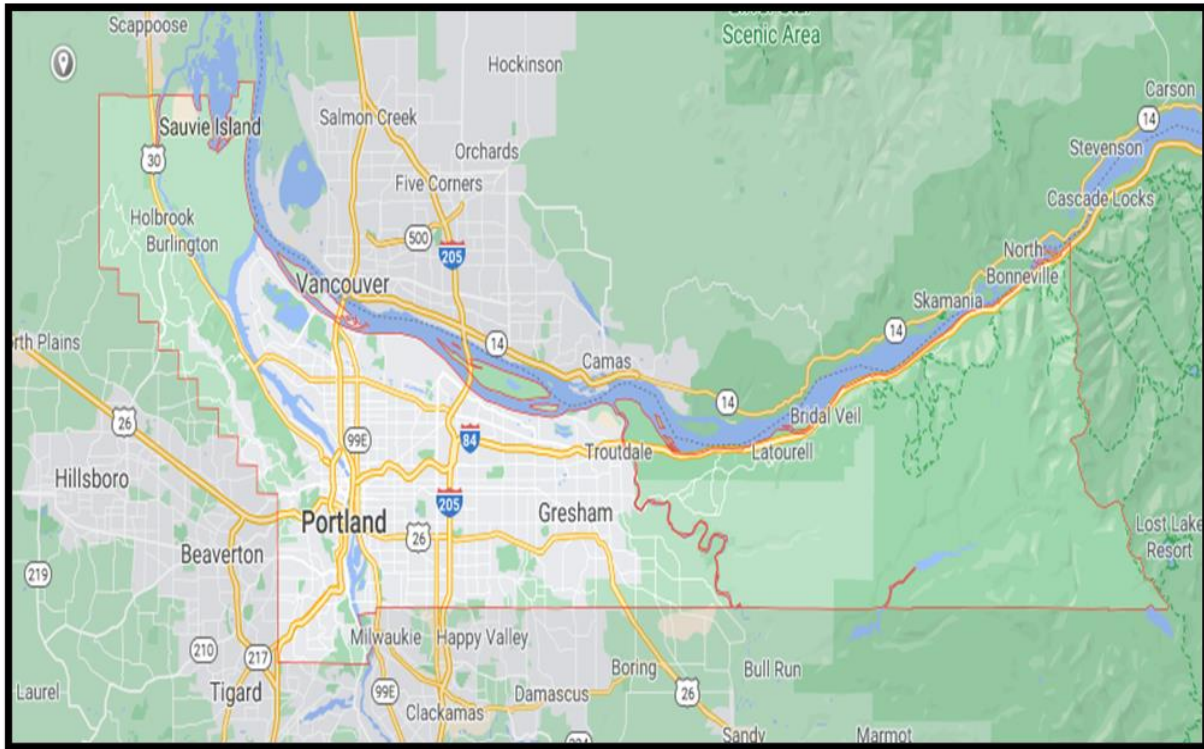
# Contents

- 1. Background ..... 1
- 2. Consultation ..... 3
- 3. Public Participation ..... 10
- 4. Needs Assessment and Gaps Analysis ..... 13
- 5. HOME-ARP Activities..... 13
- 6. HOME-ARP Production Housing Goals..... 20
- 7. HOME-ARP Refinancing Guidelines ..... 20

# Home-ARP Allocation Plan

## 1. Background on Participating Jurisdiction

The Portland Consortium consists of the City of Portland (Lead), City of Gresham and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries):



In 1992, after the creation of the HOME Investment Partnerships Program (HOME) by the United States Congress, the jurisdictional partners entered into an Intergovernmental agreement (IGA) to jointly act as a consortium – the “Portland HOME Consortium” to carry out the program objective of expanding the supply of decent, safe, sanitary, and affordable housing. This program provides funding for acquisition, rehabilitation, new construction of affordable housing and tenant-based rental assistance. Under the IGA, City of Portland is the designated Representative Member with the overall responsibility to ensure that the program is carried out in accordance with HUD Regulations in 24 CFR Part 92 and 91 respectively, and the Consolidated Plan.

HUD determines the amount of HOME funding to be awarded to the Consortium based upon a formula that considers the eligible population within the jurisdictional boundaries of all Consortium members. Therefore, each member’s participation in the Consortium contributes to the amount of federal funds awarded to the Consortium. Each member is entitled to plan for the expenditure of funds in an amount equal to their pro-rata share of the HOME grant award. For the Portland HOME Consortium, the amount

of funding attributable to each member is calculated by multiplying the total award by the percentage of persons living below the federal poverty line in each of the member jurisdictions compared to the total number of persons living below the federal poverty line in the Consortium. The details for Program year 2021-22 HOME funds and the planned activities can be found in City of Portland Action Plan 2021-22. The passage of the American Rescue Plan (ARP) in Spring 2021 provided additional one-time HOME funds to jurisdictions across the nation to help mitigate the unprecedented housing instabilities brought on or aggravated by the COVID-19 pandemic.

On April 8, 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of nearly \$5 billion in American Rescue Plan (APR) funds to communities across the country through their HOME program. These HOME-ARP funds were intended to assist households experiencing homelessness and other vulnerable populations through the following eligible activities:

- Provide capital investment for permanent rental housing
- Upgrade available stock of shelter to include non-congregate shelter
- Provide tenant-based rental assistance and supportive services

The Portland HOME Consortium was also awarded one-time HOME ARP funds. The details of this award and the member specific allocations are as follows:

City of Gresham	\$2,238,403.00
City of Portland	\$10,808,820.00
Multnomah County	\$520,559.00
<b>Total HOME ARP Funding</b>	<b>\$ 13,567,782</b>

**Note:** According to the HOME-ARP rules 85% (\$11,532,614.70) of the allocated funding needs to be spent on eligible activities while up to 15% (\$2,035,167.30) of the allocation can be used for administrative and planning costs of the participating jurisdictions and for subrecipients administering all or portion of the grant.

## 2. Consultation

As part of developing its plan, HUD mandates that a Participating Jurisdiction (PJ) must consult with the Continuum of Care (CoCs) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans 'groups, Public Housing Agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum.

### **Consultation Process Summary:**

The consultation process was coordinated by the City of Portland and Multnomah County Joint Office of Homeless Services (JOHS), the office responsible for administering the A Home for Everyone (AHFE) Coordinating Board, which serves as the Continuum of Care governing board for the Portland and Multnomah County. The HOME ARP consultation process with partners and stakeholders was incorporated into our region's annual budget planning and prioritization processing via community budget forums in November and December 2021. Consultation invitees were selected based on their affiliation as members of the AHFE Coordinating Board. In addition, expanded efforts were made to reach additional stakeholders and partners with expertise in providing homeless services and housing to HOME-ARP qualified populations. These groups included people with lived experience of homelessness, elected officials, local housing authority officials, and leaders from faith, philanthropy, business, domestic violence services, Veterans services, and other sectors.

The consultation process occurred in two phases:

- **Phase 1:** budget forums to identify and rank priorities to be used as budget recommendations
- **Phase 2:** consultation via Emma (specialized email marketing platform) with HUD recommended stakeholder groups

### **Phase 1 Summary**

The focus of Phase 1 consultation with stakeholder groups was to identify priorities and needs. It involved the following steps: a) providing information about existing programs that serve HOME-ARP qualified populations and federal and local funding sources available for expanded programming; b) inviting feedback and comments through community meetings, surveys, and email correspondences; c) compiling feedback and comments to highlight themes and recommendations for types of new or expanded areas of investments or programming. Recommendations for specific projects or programs were not received through the consultation process.

The following table summarizes the names and types of organizations consulted in Phase 1, and the methods by which they were contacted:

<b>Agency/Org</b>	<b>Type of Agency/Org</b>	<b>Consultation Method</b>
AHFE Coordinating Board	CoC governing board agencies	Community meeting
AHFE Housing Workgroup	Housing services agencies	Community meeting
AHFE Safety off of the Streets Workgroup	Shelter & emergency services agencies	Community meeting
AHFE Health Workgroup	Health & homeless services agencies	Community meeting
AHFE Workforce & Econ Opportunity Workgroup	Workforce services agencies	Community meeting
Oregon Department of Human Services	Governmental entity	Survey, email request
Home Forward	Regional Housing Authority	Survey, email request
Portland VA Medical Center	Governmental entity	Survey, email request
Transition Projects	Nonprofit organization	Survey, email request
p:ear	Nonprofit organization (youth)	Survey, email request
Human Solutions	Nonprofit organization (families)	Survey, email request
Immigrant and Refugee Community Org.	Nonprofit organization	Survey, email request
David Douglas School District	School	Survey, email request
Urban League of Portland	Nonprofit organization	Survey, email request
Bridges to Change	Nonprofit organization	Survey, email request
Central City Concern	Nonprofit organization	Survey, email request

<b>Agency/Org</b>	<b>Type of Agency/Org</b>	<b>Consultation Method</b>
Northwest Pilot Project	Nonprofit organization (seniors)	Survey, email request
Community Members		Survey, email request
Hacienda Community Dev. Corporation	Nonprofit organization	Survey, email request
Business for a Better Portland	Nonprofit organization	Survey, email request
JOIN	Nonprofit organization	Survey, email request
Portland Business Alliance	Nonprofit organization	Survey, email request
Worksystems, Inc.	Workforce Investment Board	Survey, email request
Volunteers of America Home Free	Nonprofit organization (DV services)	Survey, email request
Self Enhancement	Nonprofit organization	Survey, email request
Women First Transition and Referral Center	Nonprofit organization	Survey, email request
Outside In	Nonprofit organization (youth)	Survey, email request
El Programa Hispano Catolico	Nonprofit organization	Survey, email request
Cascade AIDS Project	Nonprofit organization (People living with HIV/AIDS)	Survey, email request
Oregon Law Center	Nonprofit organization	Survey, email request

Summary of comments and recommendations received from Phase 1 in the consultation process:

Topic	Feedback/Comments/Recommendations
<p><b>Shelter Programs: Priorities and Needs</b></p>	<p><u>Areas that should be prioritized</u> for which we have gaps in our community:</p> <ul style="list-style-type: none"> <li>• Year-round service-enhanced congregate shelter with on-site housing placement and services supports</li> <li>• Motel or semi-congregate shelter with on-site housing placement and services supports</li> <li>• Village-style outdoor or ‘alternative’ shelters with on-site housing placement and services supports</li> <li>• Micro-villages (10 or fewer sleeping pods) distributed in neighborhoods, with access to basic hygiene services</li> <li>• Safe-park shelter programs for cars and RVs, with wrap-around and housing placement supports</li> <li>• Wrap-around and housing placement supports in our existing congregate, motel, semi-congregate, and alternative shelters</li> </ul> <p><u>Population/Communities that should be prioritized</u> for supportive housing:</p> <ul style="list-style-type: none"> <li>• People suffering from severe and persistent mental illness</li> <li>• People suffering from addiction disorders-low barrier</li> <li>• People seeking clean and sober environment</li> <li>• People of Color who are overrepresented in the unsheltered population</li> <li>• Families with Children</li> <li>• Domestic and Sexual Violence Survivors</li> <li>• LGBTQIA+</li> <li>• Youth</li> </ul> <p>To <u>improve outcomes</u>, focus on:</p> <ul style="list-style-type: none"> <li>• Addressing the barriers that prevent various sub-populations and demographic groups from coming into shelter.</li> <li>• Providing genuine trauma-informed care training to shelter staff</li> <li>• Establishing a minimum standard of care for all shelter programs</li> </ul>



Topic	Feedback/Comments/Recommendations
	<ul style="list-style-type: none"> <li>• Establishing a data system that provides real-time information on available shelter beds in the system</li> <li>• Increasing access to behavioral health services - both mental health and addiction services - in shelter programs</li> <li>• Increasing the geographic diversity of shelter locations</li> </ul>
<p><b>Housing Placement and Retention: Priorities and Needs</b></p>	<p>Areas that should be prioritized which we have gaps in our community:</p> <ul style="list-style-type: none"> <li>• Flexible client and rental assistance</li> <li>• Mobile housing case management teams</li> <li>• Place based housing case management teams</li> <li>• In-home housing stabilization services</li> <li>• Behavioral health pre- and post-housing supports</li> <li>• Access to education, training, and employment supports</li> <li>• Peer support services</li> <li>• Legal assistance</li> <li>• Landlord recruitment and retention</li> <li>• Benefits acquisition assistance, especially SSI/SSDI</li> </ul> <p>These communities should be prioritized for supportive housing:</p> <ul style="list-style-type: none"> <li>• People of Color from communities overrepresented in the homeless population</li> <li>• Seniors</li> <li>• Families with children</li> <li>• LGBTQIA+</li> <li>• Domestic and Sexual Violence Survivors</li> <li>• Youth</li> <li>• Immigrant and refugee communities, including those who are undocumented</li> </ul> <p>To improve outcomes, focus on:</p> <ul style="list-style-type: none"> <li>• Setting reasonable caseloads for housing case managers</li> </ul>

Topic	Feedback/Comments/Recommendations
	<ul style="list-style-type: none"> <li>• Expanding culturally specific housing and support services</li> <li>• Engagement with the landlord community at the policy level</li> <li>• Better coordinating to housing placement services across population systems (adult, family, youth, DV)</li> <li>• Better leveraged partnerships with mainstream institutions, including schools (homeless liaisons), healthcare, and education/workforce training</li> </ul>
<p><b>Supportive Housing: Priorities and Needs</b></p>	<p>Areas that should be prioritized which we have gaps in our community:</p> <ul style="list-style-type: none"> <li>• High acuity mental health-focused permanent supportive housing</li> <li>• Long-term care/assisted living with behavioral health focus</li> <li>• Substance use recovery housing</li> <li>• Housing that is accessible to people with significant mobility &amp; activities of daily living challenges</li> <li>• Culturally specific supportive housing for Communities of Color that are overrepresented in the chronically homeless/at risk of chronic homelessness population</li> </ul> <p>These communities should be prioritized for supportive housing:</p> <ul style="list-style-type: none"> <li>• Seniors</li> <li>• People of Color overrepresented in the chronic population</li> <li>• Families with children</li> <li>• People living in underserved areas of the County</li> <li>• People being routinely failed by multiple systems</li> <li>• LGBTQIA+</li> <li>• Domestic and Sexual Violence Survivors</li> </ul> <p>To improve outcomes, focus on:</p> <ul style="list-style-type: none"> <li>• Increasing participant choice</li> <li>• Deepening partnerships with healthcare providers</li> <li>• Expanding culturally-specific support services provider network</li> </ul>

## Phase 2 Summary

The focus of Phase 2 consultation was to reach out via emma email blast to all relevant stakeholder groups, many of whom participated in Phase 1, to share details of funding available through the HOME-ARP program and the intention of the City of Portland and Multnomah County to pool their respective allocations to expand NCS facilities to serve the qualifying population. In addition to sharing pertinent details, the stakeholders were requested to provide consult/comment on the funding decision and prioritization. Following is a snapshot of this communication:

**Request for Consult:  
City of Portland and Multnomah County  
Allocation of HUD HOME-ARP Funding**

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On April 8, 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of nearly \$5 billion in American Rescue Plan (ARP) funds to communities across the country through their HOME program. These HOME-ARP funds are intended to assist households experiencing homelessness and other vulnerable populations through the following eligible activities:

- Provide capital investment for permanent rental housing
- Upgrade available stock of shelter to include non-congregate shelter
- Provide tenant-based rental assistance and supportive services

The City of Portland is part of the Portland/Multnomah County/Gresham HOME Consortium and traditionally the allocated funds are split on a level of poverty driven formula basis. Based on the formula, the Consortium partners stand to receive:

City of Gresham	\$2,238,403
City of Portland	\$10,806,820
Multnomah County	\$520,559
<b>Total HOME ARP Funding</b>	<b>\$13,567,782</b>

Based on current and consistent community prioritization and city-county budget forums from Fall 2021, Portland and Multnomah County will be pooling their HOME ARP funds to expand NCS options to serve households who are at greatest risk of housing instability, including individuals and families experiencing homelessness.

**Request for Consult**

Consultation with area Continuums of Care, homeless service and domestic service providers, and a variety of agencies that address fair housing, civil rights, and needs of persons with disabilities is a required part of receiving these funds. As recipients of these funds, Portland Housing Bureau (PHB) and the City/County Joint office of Homeless Services (JOHS) request your feedback and consult on this proposed use of HOME-ARP funds.

Given we are still operating in the COVID 19 Pandemic mode, please respond via email with feedback or comments on the proposed allocation of the HOME-ARP funds for NCS to Jennifer Chang at [Jennifer.Chang@Portlandoregon.gov](mailto:Jennifer.Chang@Portlandoregon.gov). **Please respond on or before Friday, March 11, 2022.** Your time and response to this consult is greatly appreciated.



**\*Summary of comments received during Phase 2 is being compiled at the time of publication of draft.**

**\*Add details on Gresham efforts: Hearing + Survey**

### 3. Public Participation

HUD mandates that the PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submitting the HOME-ARP allocation plan to HUD, PJs are required to provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. In accordance with this requirement, the Portland HOME Consortium is following the adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its [Current Citizen Participation Plan](#). Further, as required, City of Portland and Multnomah County are holding a public hearing to get feedback on the draft HOME-ARP allocation plan prior to submitting the plan to HUD. For the purposes of HOME-ARP, the objective of the public hearing is to make the following information available to the public:

- The amount of HOME-ARP funds the Portland HOME Consortium will receive
- The range of activities that the Portland Consortium intends to undertake

The Portland HOME Consortium will accept any comments or views of residents received in writing, or orally at a public hearing, as part of the development of the HOME-ARP allocation plan. Subsequent sections describe our public participation process, details on the comment period, our efforts to broaden public participation and a summary of the comments and recommendations received through the public participation process.

#### **Public participation process summary**

Citizen Participation was encouraged through Public Hearings held by all three Consortium partners. Public Noticing was advertised in the Portland Business Tribune, the Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged through surveys and comment cards. In accordance with the Consortium’s Citizen Participation plan, the draft HOME-ARP plan was published on the Portland Housing Bureau’s website.

The City and JOHS hosted a virtual public hearing on Thursday March 17, 2022, from 4:00-5:00 PM. The Public Comment Period extended from Wednesday, March 16, 2022, through Friday, April 1, 2022. Proof of public notice can be found in the Appendix.

Consortium partner, City of Gresham held a Fall Needs Hearing on Nov 3, 2021, for annual entitlement funds and their allocation of HOME-ARP funds. The announcement for this event was published in the Gresham Outlook and other local outlets (Appendix- Notarized Copy of Public Notice). Following is a relevant extract from the notice:

The purpose of these hearings is to collect community feedback regarding the housing, infrastructure, economic and social service needs of area residents and prioritize those needs during the preparation of the consortium partners' 2022-23 Action Plans and 2021-22 Action Plan Amendment for HOME-ARP funding. Due to the public health crisis, these hearings will be held remotely via Zoom. For each jurisdiction, call or review website for instructions regarding public testimony, meeting times, website registration and phone information. The two upcoming virtual opportunities to attend a public hearing in your community and give your feedback are:

City of Gresham & Multnomah County Community Needs Hearing

Nov 3, 2021, 6:00 P.M.–7:30 P.M. via Zoom

Register: To register call 503-618-2814 or contact

[Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov)

Para registrarse en Español llame al: (503) 988-7440 o

[Fanny.Rodriguez@MultCo.us](mailto:Fanny.Rodriguez@MultCo.us)

The City of Gresham and Multnomah County are committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, call 503-618-2814 or email [Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov) three days prior to the meeting.

For additional information on the Consolidated Plan process or the Gresham & Multnomah County community hearing contact [Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov) (Gresham) and [fanny.rodriguez@multco.us](mailto:fanny.rodriguez@multco.us) (Multnomah County)

#### **Efforts to Broaden Outreach.**

The City and JOHS shared the public notice through email blasts, newspaper, and journal postings, on its organizations' blogs and social media accounts. Additionally, the events and the drafts have been prominently displayed on the website of the Consortium Partners:

[www.portlandonline.com/phb/conplan](http://www.portlandonline.com/phb/conplan) (City of Portland)

<https://greshamoregon.gov/Community-Revitalization/> (City of Gresham)

Additionally, the following emma blast was sent out to well over 2,000 area non-profits and/or residents:

**We want to hear from you!**  
**Portland HOME Consortium**  
**HOME-ARP Allocation Plan Virtual Hearing**  
**Substantial Amendment to One-Year Action Plan FY**  
**2021-22**  
**March 17, 2022**  
**4:00 P.M – 5:00 P.M**


The Portland Consortium includes the City of Gresham, City of Portland, and Multnomah County. An approved five-year Consolidated Plan and annual Action Plans are requirements to receive federal entitlement funding from HUD for the four affordable housing and community development programs: CDBG, HOME, HOPWA and ESG. In Fall 2021, HUD approved the Consortium's five-year Consolidated Plan (FY 2021-25) and the Annual Action Plan FY 2021-22. Any changes to funding levels, purpose, scope, location, eligibility, or type of beneficiaries of an activity triggers the requirement for amending the Consolidated Plan and/or Action Plan. The special HOME-ARP allocation in April 2021 triggers the need for a substantial amendment. The purpose of this allocation is to serve households who are at greatest risk of housing instability, including individuals and families experiencing homelessness and/or who are at imminent risk of becoming homeless. Meeting this requirement, this Portland Consortium HOME-ARP Allocation Plan is the substantial amendment to the adopted Action Plan FY 2021-22.

The HOME-ARP Allocation Plan Community Hearing is to share the highlights of the Plan and to invite public comments. Due to the public health crisis, the hearing is being held remotely via Zoom. Following are the relevant details of the hearing:

**Portland Consortium HOME-ARP Allocation Plan Community Hearing**  
**Thursday, March 17, 2022, 4:00 P.M.– 5:00 P.M. via Zoom**  
Register in advance for this meeting @  
[HOME-ARP Allocation Plan Community Hearing | Portland.gov](https://www.portland.gov/home-arp-allocation-plan-community-hearing)

The Portland Consortium's draft HOME-ARP Allocation Plan will be available on our website [Consolidated Plan/Action Plan Portland Consortium](https://www.portland.gov/consolidated-plan-action-plan-portland-consortium) for public review and comments starting Wednesday, March 16, 2022. Public comments will be taken over a 20-day comment period ending on Monday, April 4, 2022. Physical copies will be made available upon request.

For more information on the HOME-ARP Allocation Plan or to submit written comments please contact Uma Krishnan, via e-mail: [uma.krishnan@portlandoregon.gov](mailto:uma.krishnan@portlandoregon.gov)



**EQUAL HOUSING  
OPPORTUNITY**

Summary of comments and recommendations received through the public participation process at the PJs will be added to the draft.

## 4. Needs Assessment and Gaps Analysis

A required part of developing the HOME-ARP allocation Plan, PJs must evaluate the size and demographics of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. PJs can use data sources like the Point-in-Time (PIT), Housing Inventory County (HIC), or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

### **Size and demographic composition of qualifying populations**

According to HUD, Qualifying Populations (QPs) for the HOME-ARP funds includes:

- 1) Homeless (McKinney Act definition)
- 2) At-risk of homelessness (McKinney Act definition)
- 3) Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- 4) Other Populations where assistance would:
  - Prevent the family's homelessness; or
  - Serve those with the Greatest Risk of Housing Instability; at Greatest Risk of Housing Instability means a household that has:
    - Annual income  $\leq$  30% of area median income and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs)
    - OR
    - Annual income  $\leq$  50% of AMI and meets one of the conditions of At-risk of homelessness
- 5) Veterans and families including veteran member that meet one of preceding criteria

Portland has been in a state of housing emergency long before the COVID 19 Pandemic took hold in the city as in the rest of world. In fact, it was in 2015 that Portland first declared that the city is in a state of housing emergency and has continued to extend that state till now. Multiple factors, including but not limited to steep increases in housing costs for renters and for homeowners, profound income disparities between the median income of renter households and the citywide median income, a robust population growth that exerts pressure on the housing supply etc. continue to play a critical role in this housing affordability crisis. The ensuing Pandemic since March 2020 just made matters worse.

The population experiencing homelessness, who are part of the HUD defined QPs, are amongst the most vulnerable residents of Portland. A detailed Homeless Needs Assessment (Section NA-40) was undertaken for the recently for the Portland Consortium's Consolidated Plan 2021-25. The assessment used the 2019 Point-in-Time Count of Homelessness. The next PIT count that was due in 2021 was postponed due to COVID19 and has been undertaken only in February 2022 and the results are yet to be released. Consequently, for the purpose of the HOME-ARP needs assessment, the findings documented in the Consortium's Consolidated Plan will be used.

The 2019 PIT Count identified 2,037 people who were unsheltered, 1,459 people who were sleeping in an emergency shelter and 509 people who were sleeping in transitional housing. In all, 4,015 people met



HUD’s definition of homelessness on the night of January 23, 2019, down 3.9% from 2017. Among these 4,015 people: 48% were people of color, 8% were in families with children (52% reduction from 2017), 35% were women, 12% were youth ages 24 and younger, 12% were veterans, 72% had disabling conditions, 44% were chronically homeless. The following table captures the nature and extent of homeless in the PJ:

Race/Ethnicity	Unsheltered	Emergency Shelter	Transitional Housing	Total Population	Percent of Group Unsheltered
People of Color	736 (36.1%)	606 (41.5%)	187 (36%)	1,529 (38.1%)	48.1%
Non-Hispanic White	1,202 (59%)	817 (56%)	327 (63%)	2,346 (58.4%)	51.2%
Race/Ethnicity unknown	99 (4.9%)	36 (2.5%)	5 (1%)	140 (3.5%)	-
<b>Alone or in Combination</b>					
African	8 (0.4%)	5 (0.3%)	1 (0.2%)	14 (0.3%)	57.1%
American Indian/ Alaska Native	258 (12.7%)	156 (10.7%)	53 (10.2%)	467 (11.6%)	55.2%
An identity not listed	47 (2.3%)	0 (0%)	0 (0%)	47 (1.2%)	-
Asian	30 (1.5%)	46 (3.2%)	9 (1.7%)	85 (2.1%)	35.3%
Black/ African American	276 (13.5%)	290 (19.9%)	82 (15.8%)	648 (16.1%)	42.6%
Hispanic/Latino/a (of any race)	167 (8.2%)	153 (10.5%)	53 (10.2%)	373 (9.3%)	44.8%
Middle Eastern	8 (0.4%)	4 (0.3%)	0 (0%)	12 (0.3%)	66.7%
Native Hawaiian/ Pacific Islander	59 (2.9%)	52 (3.6%)	8 (1.5%)	119 (3%)	49.6%
Slavic	9 (0.4%)	1 (0.1%)	0 (0%)	10 (0.2%)	90.0%
White/Caucasian	1,394 (68.4%)	1,015 (69.6%)	391 (75.3%)	2,800 (69.7%)	49.8%
<b>Total</b>	<b>2,037</b>	<b>1,459</b>	<b>519</b>	<b>4,015</b>	<b>50.7%</b>

Data Source: 2019 PIT Count

Information on additional QPs:

- Disabling conditions: 71.9% of the homeless population has one or more disabling conditions. The number of unsheltered people with disabling conditions increased by 359 people (14.2%) compared with the 2017 count.
- Chronic homelessness: 44% of unsheltered individual adults and 25% of unsheltered persons in families with children meet the definition of chronic homelessness. The number of unsheltered chronically homeless individual adults increased by 479 people (37%) compared with 2017. The



increase was particularly notable among people identifying as Black or African American. Although the overall number of people identifying as Black or African American in the PIT decreased by 4.0% from 2017, the number of African Americans who were identified as CH increased by 74.2% (from 132 to 230 people).

- **Veterans:** The Point in Time count reported that Multnomah County had 12% of homeless adults are veterans. While the overall number of homeless veterans has not changed significantly since 2013, the number of unsheltered veterans decreased by 16 people (5%). The Veterans Administration defines homeless veterans as those individuals who lack a fixed, regular, and adequate nighttime residence; reside in a public or private shelter or institution; or reside in a place not designed for use as a regular sleeping accommodation for human beings. National data reported in the FY 2010 State of Oregon Five-Year Plan to End Homelessness among veterans gave the following disability information for homeless veterans: 66% are experiencing alcohol abuse, 51% are experiencing drug abuse, 54% have a serious psychiatric disorder, 38% are dual diagnosis (alcohol/drug addiction and mental health disorder), and 58% have health issues or disability
- **Domestic violence:** 59% of homeless women and 36% of the overall homeless population have been affected by domestic violence.

The full 2019 PIT Count can be found at: [2019 Point-in-Time Count of Homelessness in Portland/Gresham/Multnomah County](#)

In addition to the population experiencing homelessness, a significant number of households in Multnomah County fit the definition of extremely low-income households (Annual Income <= 30% AMI) and being severely cost burdened (i.e., paying more than 50% of monthly household income towards housing costs). The following table provides details on number of such households:

**Multnomah County: Number of Cost Burden > 50% (Extremely Cost Burdened) by AMI**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,959	2,832	556	10,347	1,555	1,381	1,485	4,421
Large Related	1,959	563	24	2,546	503	298	207	1,008
Elderly	4,931	2,009	881	7,821	3,717	2,123	1,646	7,486
Other	11,648	4,438	1,582	17,668	1,858	936	943	3,737
Total need by income	25,497	9,842	3,043	38,382	7,633	4,738	4,281	16,652

Data Source: 2013-2017 CHAS

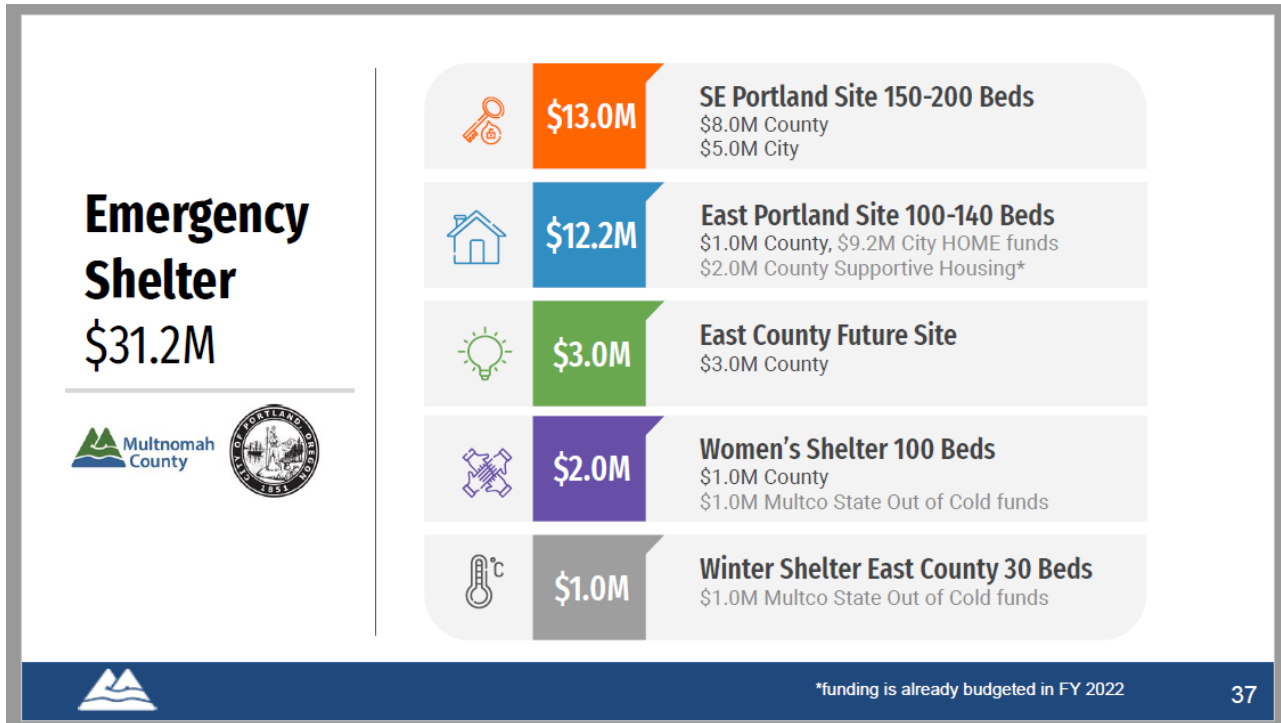
**Unmet Housing and Service Needs of Qualifying Populations (QP)**

As is clear from the needs analysis section, with well over 2,000 unsheltered people in 2019, it is highly likely that the COVID Pandemic must have exacerbated the number and needs of the most vulnerable amongst the population in the PJ. Given maintaining social distancing has been an ongoing guidance from the CDC and other state and local health advisory agencies, the PJ’s decision to use the HOME-ARP funds to expand/upgrade Non-Congregate Shelter (NCS) facilities in the jurisdiction is not just a necessary use of the allocated funds, but it is also a strategic use during this ongoing public health crisis.

In addition to the population experiencing, there are well over 25,000 renter households that are extremely low-income and severely cost-burdened. This makes it imperative that rent relief be provided to these households that face eminent eviction when state and local level protections like eviction moratorium expire.

**Resources Currently Available to Assist Qualifying Populations (QP)**

Regular entitlement resources like ESG, HOPWA, HOME and CDBG resources are available to fund ongoing facilities, services, and programs in the jurisdiction. Additionally, state, and local resources are being used to continue to add to the supply of affordable units and expand shelter facilities and support services. (See jurisdictional Action Plans for details). See following illustration from the City-County budget forum for FY2022-23 gives details of available resources that have been earmarked for specific purpose:



Given needs far outweigh available resources, the availability the special HOME-ARP allocation is a much-needed relief.

**Gaps within the current shelter and housing inventory and the service delivery system**

The PJ has been ramping up emergency shelter facilities and support services amidst the ongoing COVID Pandemic. However, gaps continue to persist as the homelessness doggedly continues to persist in the community. In addition, several more households continue to remain at great risk of housing instability. In sum, existing facilities and programs remain insufficient to shelter the most vulnerable residents of the community. See following analysis base don 2019 PIT and HUD HIC (Housing Inventory County) to get an estimated gap in the facilities:

**Homelessness Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of beds	# of units	#of beds	#of units	# of units					# of beds	# of units	#of beds	#of units
Emergency Shelter	281	90	1323	1255	120								
Transitional Housing	44	17	570	541	110								
Permanent Supportive Housing	1821	549	3121	2961	730								
Other Permanent Housing						3472	3545	963	367				
Sheltered Homeless						305	1646	246	173				
Unsheltered Homeless						12	2025	239	869				
Current Gap										1650	550	2200	2100

Source: 2019 HUD HIC and PIT

**Analysis Methodology:**

Add each column of Inventory and population. Then calculate the difference between inventory and population, adjust as needed to get to estimated gaps.

**Priority needs for qualified populations**

As has been established in the PJ’s Consolidated Plan, the QPs defined by HUD for the use of HOME-ARP also happen to be priority population. This means that their ongoing needs will be prioritized for use of this special allocation.

## 5. HOME-ARP Activities

HUD mandates that the PJ detail method for soliciting applications for funding and/or selecting developers, service providers, sub-recipients, and/or contractors and whether the PJ will administer eligible activities directly.

### **Rationale & Method of Project Selection for City of Portland & Multnomah County**

The decision of this proposed allocation was made by City of Portland and Multnomah County leadership based on the priorities and recommendation that arose from a community engagement and prioritization process held from September to December 2021 related to the City's and County's FY22-23 annual budget process. A top priority identified in this process was expansion of emergency non-congregate shelter programming to serve individuals and families experiencing homelessness, including through acquisition of hotel and motel properties. The County is currently operating an emergency non-congregate shelter program through a leased agreement, which provides an ideal opportunity to acquire a property to ensure continuity of operations of the program in the shorter term to assist vulnerable households. The proposed acquisition will also help secure a long-term asset that can be used in future planning to develop longer-term housing solutions, including but not limited to, potential redevelopment of the property as affordable housing.

The project planning phase has identified Multnomah County as the HOME Consortium member that will be responsible for providing ongoing operational support for the proposed NCS units.

Review of the shelter, housing, service delivery resource data available, combined with the extensive community forums and consultant survey provides great insights into gaps in the housing needs of the population experiencing homelessness or at high risk of housing instability. More services and resources for qualifying populations are needed in all communities in the Portland HOME Consortium. HOME-ARP is a very limited and welcome one-time resource allowing for expansion of NCS facilities. Other local and state funding sources are being used for adding to the inventory of affordable housing units. Allocating the City-County HOME-ARP to expand via acquisition and/or rehab an existing Motel that scores high on the jurisdiction's opportunity score, is close to local light rail system and offers community resources like on-site laundry, meeting room, fitness room etc. will provide meaningful services and stable housing to a critically underserved cohort of the PJ's qualifying populations.

### **Summary of Gresham's Project/Activity Selection Process**

Gresham issues a public notice that informs potential applicants of funding availability and invites them to their application workshop. They also send the notice out to their contact list, which includes current and former subrecipients and any organizations or community members who have asked to be notified when we open applications. At the workshop they go over the funding sources, what they can be used for, how much they expect to have available and describe the application process for prospective applicants. The PowerPoint from this year's workshop, the public notice and the associated timeline will be included in the Appendix.

### Use of HOME-ARP Funding

Proposed Project/Activity	Funding Amount (Proposed)	Percent of the Grant	Statutory Limit
*Expansion/Upgrade available stock of Non-Congregate Shelter (NCS)	Funding not to exceed: \$9,629,972.15	~ 71%	
**Pass through funds via IGA to City of Gresham, HOME Consortium Member	\$2,238,403.00 (Gresham can set aside upto 15% (\$335,760.45) for Administration & Planning	~14%	HOME Consortium’s formula-based sharing
***Administration & Planning	Funding not to exceed: \$1,699,406.85	15%	15%
<b>Total HOME-ARP Allocation</b>	<b>\$13,567,782.00</b>	<b>100%</b>	

**Notes**

- \* This proposed allocation uses HOME-ARP program allocation for City of Portland & Multnomah County
- \*\* City of Gresham is a Portland Consortium Member and is receiving a share of the HOME-ARP allocation that is formula based. The allocation is passed on to Gresham via a Portland-Gresham HOME IGA. Gresham is conducting an ongoing application for the HOME-ARP process in combination with their routine application process for CDBG and HOME funds.

For this round of funding, Gresham is considering the following three activities:

- Living Solutions- Job training/placement
- My Father’s House- Job training/placement
- Willow Tree- Rent assistance & supportive services to prevent homelessness
- Gresham also intends to budget 5% of the allocation (\$111,920) for capacity building and 5% for non-profit operating costs as allowed by the HOME-ARP funding rules.

At the time of this draft release, City of Gresham is meeting with their citizen subcommittee regarding applications, but they won’t make their official recommendations until April/May and then City Council will vote to approve them in June/July.

\*\*\* This “Administration & Planning” funding is Portland and Multnomah County’s share of 15% allowed administration set-aside.

## 6. HOME-ARP Production Housing Goals

**Number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation. How will this goal address the priority needs.**

The combination of city of Portland & Multnomah County HOME-ARP funds will be used towards expansion of the PJ’s NCS, as is allowable by these. While the actual project is in its early stages of planning and will go through extensive community engagement process and City Council and County Board approval processes, at the time of this draft, the intended project (acquisition and/or rehab of an existing motel) will add well over 100 private shelter rooms to house the chronically homeless and the extremely low-income households. While the Needs and Gaps analysis in the prior section of this Plan details the rationale for the proposed use of funds, this also aligns with the following relevant high priority Consortium needs and the associated goal established in the recently adopted Portland Consortium Consolidated Plan 2021-2025:

CONSORTIUM NEEDS	ASSOCIATED GOALS
<p><b>Basic services &amp; homeless prevention/intervention:</b></p> <p>There is a pressing need in the community to prevent and reduce homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.</p>	<p><b>Reduce and prevent homelessness in ways that can mitigate overrepresentation of BIPOC communities</b></p>

### Preferences

The PJ intends to give preference to everyone who is on the HUD defined Qualifying Population list based on the nature of the proposed project. There will be no violation of fair housing, civil rights, and nondiscrimination requirements.

The admission to this NCS will function in the same way the other City-County similar facilities function with great reliance on the Coordinated Access system for referrals and admissions.

## 7. HOME-ARP Refinancing Guidelines

The Consortium does not intend to use the HOME-ARP funds for refinancing existing debt.