



Substantial Amendment

Portland Consortium HOME-ARP Allocation Plan

FY 2021-22

The Portland Consortium includes the City of Gresham, the 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 the Fall of 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 activity trigger the requirement for amending the Consolidated Plan and/or Action Plan. The special HOME-ARP allocation in April 2021 triggered the need for a substantial amendment to the Annual Action Plan FY 2021-22. This Plan was approved by HUD in June 2022. A Fall 2022 decision to reallocate the City of Portland's HOME-ARP funding for affordable rental housing development is the reason for the current substantial amendment to the originally approved plan.



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Home-ARP Allocation Plan

1. Substantial Amendment: Purpose & Summary

Through the passage of the American Rescue Plan (ARP) Act of 2021 (“HOME-ARP”), Congress authorized the use of HOME-ARP funds to provide housing, shelter, and services to serve households who are at the greatest risk of housing instability, including individuals and families experiencing homelessness and/or who are at imminent risk of becoming homeless. Specifically, the funds need to primarily benefit individuals and families that meet the requirements for one or more “Qualifying Populations” (QPs) through funding any of the following eligible activities:

- Affordable Rental Housing (HOME-ARP Rental Housing)
- Tenant-Based Rental Assistance (HOME-ARP TBRA)
- Supportive Services (HOME-ARP Supportive Services)
- Non-congregate Shelter (HOME-ARP NCS)

As the Portland HOME Consortium Lead, the City of Portland submitted the HOME-ARP Allocation Plan in the Spring, of 2022 and the Plan was approved in the Summer, of 2022. At the time of approval, The City of Portland’s proposed project was to expand/upgrade the available stock of NCS. The decision was to pool and allocate Portland and Multnomah County’s share of HOME-ARP funds of ~ 9.6 million to acquire and/or rehab a motel, Rosewood Inn.

However, in the Fall of 2022, the City-County Leadership came together to make a joint decision to reallocate these funds toward the development of deeply affordable rental units. This development, [hollywoodHUB](#), in its initial development phase was approved through an extensive [NOFA Process](#) in the year 2021. This development is already underway with expected completion by the Spring of 2026. Since then, like several other ongoing development projects, the hollywoodHUB has experienced escalating labor and materials costs and the compounding effect of increased interest rates. This has resulted in an increased funding gap. Consequently, the HOME-ARP funding is being allocated to the hollywoodHUB since:

- The core purpose of this project aligns with the funding priorities of HOME-ARP
- The project is a successful funding proposal with a further funding need
- The Joint Office of Homeless Services (JOHS), which is in charge of the acquisition of the previously proposed NCS project has made a determination of inability to meet the compliance and reporting requirements of the HOME-ARP funding source.

Note: Another regional source of funding will continue to fund the Rosewood Inn for the foreseeable future to run this as a Non-Congregate Shelter.

The reallocation of funds from the acquisition of an NCS to the development of affordable rental housing necessitates a substantial amendment of the HOME-ARP Allocation Plan since this activity was not previously described. Further, as per requirement, Portland is seeking public comment for this proposed amendment and is also holding a community hearing. All comments will be accepted and at the conclusion of the public comment period, the substantial amendment to the HOME-ARP Allocation Plan will be re-submitted to HUD for review and approval. Noteworthy is the fact that the amendment does not impact the project allocations of the City of Gresham.

Relevant updates have been added to affected sections of the original HOME-ARP Plan. In particular, the following sections have been updated/revised as required:

- Public Participation
- HOME-ARP Activities
- HOME-ARP Production Housing Goals

Substantial Amendment: Reallocation of HOME-ARP Funds:

Acquisition of Rosewood Inn (NCS)

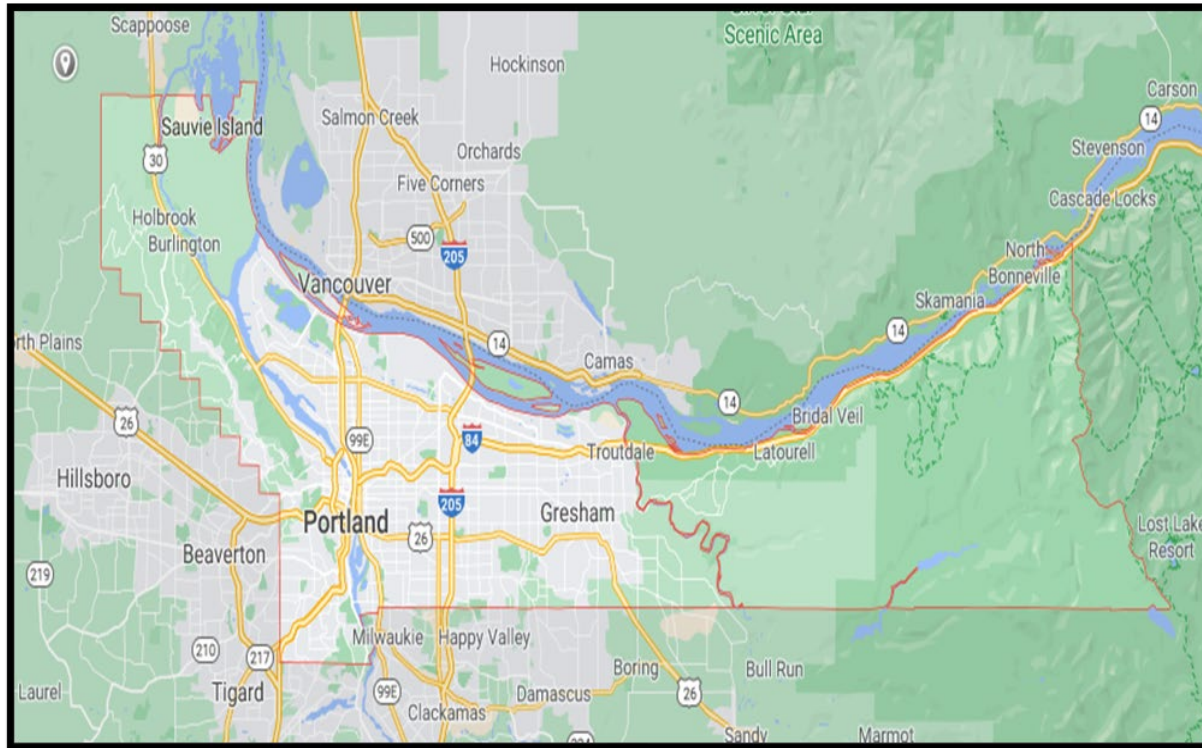


hollywoodHUB (Affordable Rental)



2. Background on Participating Jurisdictions

The Portland Consortium consists of the City of Portland (Lead), the 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 carryout 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
Total HOME ARP Funding	\$ 13,567,782.00

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.

3. 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 the 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, veteran's 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:

Agency/Org	Type of Agency/Org	Consultation Method
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

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

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

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

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

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	\$10,808,820
Multnomah County	\$520,559
Total HOME ARP Funding	\$13,567,782


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. **Please respond on or before Friday, March 11, 2022.** Your time and response to this consult is greatly appreciated.



Summary of comments received through the email consult process

I. On allocating the funds:

- Use funds in Portland to buy a motel in NE Portland, focused on providing emergency housing for women who are unsheltered and living on the streets.
- Allocate funds to alleviate debt for residents in affordable housing, which is a system wide issue.
- Received several responses from residents, requested funds be used to provide direct rent assistance to prevent eviction.
- In general, Portland needs to build more housing. Tenant based rental services are great to help tenants that temporarily get into trouble.

II. Important aspects to consider in programming:

- Focus on reaching underserved groups including people with disabilities. Any programming needs to have sound understanding and planning for ADA housing and serving people living with disabilities. We have a very low inventory of affordable accessible housing in the city, and we need more housing that is accessible for people with mobility issues.
- Provide support for housing insecure people in the refugee community with mental health and substance use disorders.

Summary of Gresham & Multnomah County Consultation Process

The Portland HOME Consortium's jurisdictional partners, Gresham and Multnomah County combined the HOME-ARP application process with their usual application process for CDBG and HOME.

The effort involved public noticing that informed potential applicants of this funding availability and invitation for the application workshop. The notice was also sent to a wider contact list, which includes current and former subrecipients and any organizations or community members who had requested for notification when the application process is opened. At the workshop, the jurisdictional staff went over the funding sources, what they can be used for, how much they expect to have available, and described the application process for prospective applicants. The affidavit of publication can be found in the Appendix. The following timeline from the workshop provides a general overview of how the review process is intended to work:

January 28	Pre-Application Submittal Deadline
February 18	Application Submittal Deadline
March	Applications Reviewed (City staff score for admin/financial concerns and the Community development & Housing Subcommittee (CDHS) scores based on the overall project/community need for the project) & Applicant Presentations
April	CDHS Public Hearing (CDHS meets to make funding recommendations, we do a public notice for this meeting too) & Notifications of Award Recommendations
June	City Council Public Hearing for the Proposed 2022-23 Action Plan (this is the final council vote for the funds, this is also listed on the public notice we run for the April meeting)
July 1	2022-23 Program Year Begins

The HOME-ARP projects that the City of Gresham is moving forward for further and final consideration have been detailed in the HOME-ARP Activities section of this report.

4. 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, the 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 was 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 accepted 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, efforts to broaden public participation, and a summary of the comments and recommendations received through the public participation process.

Public participation process summary for the Substantial Plan Amendment February 2023

(*Addendum)

As per HUD requirements, at the time of publication of this draft substantial amendment to the HOME-ARP Allocation Plan, a 15-day public comment period ending March 17, 2023, is being provided, and a hybrid community hearing has been organized by the City of Portland. This information was noticed in the Portland Business Tribune and also advertised via the emma email blast system.

This section will be updated with details of the agenda, attendance, comments, and testimony upon completion of the public comment period.



homeforward

CITY OF
GRESHAM
OREGON

The Portland Consortium includes the City of Gresham, the 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 the Fall of 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 activity trigger the requirement for amending the Consolidated Plan and/or Action Plan. The special HOME-ARP allocation in April 2021 triggered the need for a substantial amendment. The purpose of this allocation is to serve households at the greatest risk of housing instability, including individuals and families experiencing homelessness and/or at imminent risk of becoming homeless. The Portland HOME Consortium's HOME-ARP was approved by HUD in June 2022. Since then, multiple factors have led to a decision to redirect the City of Portland's HOME-ARP funds to support the development of affordable rental housing.

This notice is to announce a hybrid community hearing for the Portland Consortium's HOME-ARP Allocation Plan Substantial Amendment, to share the Plan's highlights including revisions, and invite public comments. Following are the relevant details of the hearing:

**Portland Consortium HOME-ARP Allocation Plan Substantial
Amendment Community Hearing**

Tuesday, February 28, 2023, 4:00 P.M. – 5:00 P.M.

Attendance Option: In-person or via Zoom

Register in advance for this meeting @

portland.gov/phb/home-arp-community-hearing

After registering, look for a confirmation email with information to join the meeting and sign up for testimony. The hearing will be held at Portland Housing Bureau (PHB) located at 1900 SW 4th, Avenue, Suite 7007, Portland, OR 97201. While registering, indicate whether you will attend in person or will join us via Zoom. Please contact us at 503-823-2375 for additional information about attending in person. The City of Portland is committed to providing meaningful access. To request a translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 503-823-9313, or Relay: 711, at least five business days prior to the hearing.

The Portland Consortium's draft HOME-ARP Allocation Plan will be available on our website [Consolidated Plan/Action Plan Portland Consortium](#) for public review and comments starting Monday, February 27, 2023. Public comments will be taken over a 19-day comment period ending on Friday, March 17, 2023. 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

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. Further, the Consortium partners Gresham and Multnomah County also provided a link to the draft HOME-ARP Allocation Plan.

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

Consortium partner, the 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 another local outlet. 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.

Para registrarse en Español llame al: (503) 988-7440 o
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 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 (Gresham) and fanny.rodriguez@multco.us (Multnomah County)

Efforts to Broaden Outreach.

The City and JOHS shared the public notice through emma 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 (City of Portland)

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

<https://www.multco.us/cdbg> (Multnomah County)

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.portlandonline.com/phb/conplan)

The Portland Consortium's draft HOME-ARP Allocation Plan will be available on our website [Consolidated Plan/Action Plan Portland Consortium](https://www.portlandonline.com/phb/conplan) 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


EQUAL HOUSING
OPPORTUNITY

Summary of comments and recommendations

The public hearing was attended by nearly 20 stakeholders who represented area residents and service providers. There was general support for the decision to expand the Non-Congregate Shelter opportunity. Also, there is wide support in the community to provide safe, stable, and affordable housing for all. One of the attendees brought up the issue of CHDO set-aside and followed the testimony with a written comment. See appendix for a copy of the agenda, the close captioning of the event, the single written testimony that was received on the draft plan and, the staff response for the testimony.

5. Needs Assessment and Gaps Analysis

As 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 include:

- 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 members that meet one of the preceding criteria

Note: The data on QPs that is provided in this section is for the entire Multnomah County that includes areas collectively represented by all three Consortium partners: City of Portland, City of Gresham, and the remainder of Multnomah County. This is also the entire geographic area covered by the Portland/Gresham/Multnomah Continuum of Care (CoC).

1) Homeless : Size and Demographic Composition

City of Portland that is home to 82% of Multnomah County's population 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. As housing affordability in Portland continues to worsen, it has also impacted neighboring jurisdictions like Gresham and unincorporated pockets within Multnomah County. As a strategic response to address the needs of population experiencing homelessness and at-risk of homelessness, the City-County created the Joint Office of Homeless Services (JOHS) in 2016. JOHS oversees the delivery of services to people who form the universe of QP as defined by HUD. JOHS also takes the lead in conducting the HUD required Point-in-Time (PIT) count once every two years- an effort that provides critical data on population experiencing homelessness and number of people in emergency shelters and transition housing. PIT Count 2021 was originally scheduled to be conducted in January 2021, which would have been its first since 2019. But because of the COVID-19 pandemic, the Count took place on the night of January 26, 2022, and the results of this count will be released later this year. According to preliminary data released early May, just over 3,000 people were counted as being unsheltered, a 50% increase compared to the last count! Additional details for Multnomah County are as follows:

Housing Situation	Number
Unsheltered	3,057
Emergency shelter	1,485
Transitional housing	686

Data Source: Preliminary PIT 2021

The population experiencing homelessness, who are part of the HUD defined QPs, are amongst the most vulnerable residents of the Portland Consortium. A detailed Homeless Needs Assessment (Section NA-40) was undertaken for the recently for the Consortium's Consolidated Plan 2021-25. The assessment used the 2019 Point-in-Time Count of Homelessness. Since detailed PIT 2021 results are not available currently, subsequent sections use data from 2019 PIT as part of the needs assessment for the homeless, a QP for the HOME-ARP Funds.

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%)	-
Alone or in Combination					
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%
Total	2,037	1,459	519	4,015	50.7%

Data Source: 2019 PIT Count

Information on other specific segments of the QP who also fall in the homeless category:

- **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 \leq 30% AMI) and being severely cost burdened (i.e., paying more than 50% of monthly household income towards housing costs). Additionally, there are a great many households that face various levels of housing instability. Subsequent sections provide data on these population segments.

2) At-risk of Homelessness: Size and Demographic Composition

In the continuum of housing instability, next to the people experiencing homelessness are individuals and households who do not have reliable paychecks and/or lack supporting network of family and friends in the event they stand to lose the place they call home. This group can also include children or runaway youth. This group is often referred to as “At-Risk of Homelessness”. The Portland HOME Consortium has a sizable number of individuals/households who fall into this category.

For the HOME-ARP program, individuals/families with annual income below 30 percent of the median family income (extremely poor households) are also part of this group. The following table provides details on the size and composition of this segment in Multnomah County:

Number of Households	0-30% HAMFI
Total Households	48,137
Small Family Households (2 Persons)	10,846
Large Family Households (5+ Persons)	2,875
Elderly Family (One or more is 62+ Years)	2,387
Households with one or more children 6 years old or younger	6,726

Data Source: 2013-2017 CHAS

Based on aforementioned information, just over 15% of the total households in the Portland HOME Consortium are extremely poor households who are at-risk of homelessness for various socio-economic reasons at any given time.

In addition to the above households, Oregon Department of Education (ODE) provides county level data on homeless students as part of the Education of Homeless Children and Youth Program. The following extract from the recent 2020-2021 provides details on statewide number and living situation of K-12 students who fall in this category:

Living Situations of K- 12 Students Experiencing Houselessness

School Year	In Shelters	Sharing Housing	Unsheltered	Motels
2016-17	1,999	17,210	2,515	1,124
2017-18	1,817	16,399	2,549	1,236
2018-19	1,701	16,903	2,569	1,041
2019-20	1,584	15,868	2,514	1,114
2020-21	1,376	12,814	2,306	1,197

Data Source: Oregon Statewide Annual Report Card 2020-21

The data is compiled based on information provided by school districts across Oregon and documents the following pieces of information:

- living situation (Shelter, Unsheltered, Sharing Housing, Motel/Hotel);
- unaccompanied status

Further, the Report provides data on number of students experiencing homelessness by County of Enrollment. According to this data, as many as **2,405** students are enrolled in K-12 across various school districts in the Portland Home Consortium. This number represents just under 14% of the total universe of homeless students in Oregon.

The full report is available at:

[Oregon Statewide Annual Report Card, 2020-2021](#)

Unlike data on students who are experiencing homelessness, there are thousands of youth across Oregon who are homeless and unaccompanied, struggling to survive without a safe, stable place to live. Reliable data for geographies like the Portland HOME Consortium are hard to collect. The biennial PIT Count attempts to record this number:

Household Type	Unsheltered	Emergency Shelter	Transitional Housing	Total People
Adults (18+ years old)	2,025 (55.2%)	1,158 (31.5%)	488 (13.3%)	3,671
Families (At least one adult and at least one child)	12 (3.8%)	277 (87.4%)	28 (8.8%)	317
Unaccompanied children (Under 18 years old)	0 (0%)	5 (71.4%)	2 (28.6%)	7
Unknown household type	0 (0%)	19 (95%)	1 (5%)	20

PIT Count 2019

Clearly, as many as 45,000 households in the PJ can qualify under this category for the HOME-ARP Program.

3) Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking: Size and Demographic Composition

Based on HOME-ARP guidance, the population qualifying under this category include any individual or family who is fleeing, or is attempting to flee, domestic violence (DV), dating violence, sexual assault, or human trafficking. It is important to note that estimation of size and demographic population of this extremely vulnerable, yet diverse group is rather difficult if not impossible. The state compiles periodic data on DV and non-profits like the Oregon Coalition Against Domestic and Sexual Violence also put out data and policy/program recommendations at various points of time.

Significantly, many who are experiencing homelessness also endure violence of various forms like domestic or dating violence and/or sexual assault. This information gets recorded during the biennial PIT Count and according to the 2019 PIT Report:

Ever Experienced Domestic Violence?	Unsheltered	Emergency Shelter	Transitional Housing	Total
Yes	874 (43%)	398 (31.2%)	110 (22%)	1,382 (36.3%)
No	68 (3.3%)	744 (58.4%)	370 (74.1%)	1,182 (31.1%)
Unknown	1,089 (53.6%)	133 (10.4%)	19 (3.8%)	1,241 (32.6%)
Total adults	2,031	1,275	499	3,805

PIT Count 2019

In addition, documenting overall number of people who have experienced on physical/emotional/verbal DV, the PIT Count also records the number of respondents who are fleeing from DV at the time of the Count:

Currently Fleeing DV?	Number (Percent)
Yes	383 (27.7%)
No	849 (61.4%)
Unknown	150 (10.9%)
Total adults who have experienced DV	1,382

PIT Count 2019

It is troubling to note that the number of adults in the HUD homeless population reporting experience with domestic violence increased by 9.6% from 2017 to 2019, and 27.7% of those adults said that they were fleeing a domestic violence situation at the time of the survey. The nearly 10% increase in reported

experience with domestic violence is particularly notable. The breakdown of DV victims by race/ethnicity provides additional interesting insights:

Race/Ethnicity	Unsheltered	Emergency Shelter	Transitional Housing	Total Population	Percent of Group Unsheltered
People of Color	315 (36%)	162 (40.7%)	45 (40.9%)	522 (37.8%)	60.3%
Non-Hispanic White	511 (58.5%)	230 (57.8%)	64 (58.2%)	805 (58.2%)	63.5%
Race/Ethnicity unknown	48 (5.5%)	6 (1.5%)	1 (0.9%)	55 (4%)	-

PIT Count 2019

Interestingly, adult People of Color as a whole had lower reported rates of experience with domestic violence than adults identifying as Non-Hispanic White. Similarly, no individual community of color had a higher reported rate of experience with domestic violence than adults identifying as Non-Hispanic White.

Additional sobering data for Multnomah County (area covered by the Portland HOME Consortium) is available from the Gateway Center for Domestic Violence, a prominent service provider in the County. According to the Gateway Center's recent data:

- **1 of every 7 women aged 18-64** was physically abused by an intimate partner during the past year. This means that almost **28,000** women in Multnomah County (13.9%) were physically abused by their partners during the past year.
- **1 of every 9 women in Multnomah County** was assaulted during the past year (21,000 or 10.9%).
- **1 of 14 women were coerced** (13,900 or 7.0%)
- **1 of 20 was injured as a result** of domestic violence (10,000 or 5.1%).
- One third of physically abused women were both assaulted and sexually coerced.
- **40% of the women** who experienced physical abuse during the past year were severely abused.
- **More than a third of the women abused in the past year (37%)** suffered an injury from their abuse

As dismal as the numbers of DV victims are, Multnomah County also has a sizable number of minors and adults who are victims of sex trafficking in Multnomah County. As of Dec. 20, 2021, an estimated **587 minors** and **2,055 adults** were victims of sex trafficking in Multnomah County. Marginalized communities face disproportionate rates of trafficking, including youth, LGBTQIA+, Black, Indigenous and immigrant communities. To maintain awareness of this issue, County Board of Commissioners proclaimed January 2022 as the Human Trafficking Awareness Month in Multnomah County. The link to this proclamation is: <https://youtu.be/JTl6p2HZlVE>

In sum, anywhere between 12%-15% of the residents in the Portland HOME Consortium are being subjected to violence, assault or are victims of human trafficking.

4) Other Populations: Size and Demographic Composition

In addition to population segments who qualify in the aforementioned categories there are individuals/families that require steady and long-term rent and/or other assistance to remain housed. They can be deemed as being at greatest risk of housing instability due to multiple reasons including but not limited to their household's income ($\leq 30\%$ AMI), severe housing cost burden, doubled up living situation that can change at any given time etc. The CHAS (Comprehensive Housing Affordability Strategy) dataset provides an estimation of number of extremely low, very low, and low-income households cross tabulated with housing cost burden situation. Households that pay 30% or more of their income towards housing costs are considered to be cost burdened and those that pay 50% of their monthly income towards housing costs are classified as experiencing severe cost burden. The following table provides details on number of households at greatest risk of housing instability due to the interplay of income and housing cost burden:

Multnomah County: Number of Households with 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

The PIT Count provides an estimation of number of people who make less than or equal to 50% of AMI and are "Doubled Up" or live in highly unstable housing situation. As per this report, as many as **44,558** Multnomah County households find themselves at greatest risk of housing instability. Further, according to 211, Multnomah County's human services hotline, on a given night as many as 12.5% of their callers identify themselves as being doubled up and seek help:

"Where will you/ did you sleep on the night of Wednesday January 23?"	Number of Respondents	Percentage of Respondents
Doubled up with friends/family	71	12.5%
Motel/hotel	23	4%
My own apartment/house	387	68.1%
Outside/Vehicle/Place not meant for human Habitation	53	9.3%
Shelter or transitional housing	34	6%
Total	568	100%

PIT Count 2019

To sum up, anywhere between 25,000- 45,000 households in the Portland Consortium qualify as “Other populations for the use of HOME-ARP funds.

The needs analysis is not complete without a discussion of veterans and families that include a veteran family member who meet any of the four QP criteria. The Portland HOME Consortium is home to an estimated 45,000 veterans, more than any other county in the States of Oregon. Several amongst these families qualify for housing and other forms of assistance. The PIT Count details number of veterans who are unsheltered, in emergency shelters or transitional housing:

Veteran Status	Unsheltered	Emergency Shelter	Transitional Housing	Total
Yes	230 (11.3%)	135 (9.3%)	109 (21%)	474 (11.8%)
No	1,708 (83.8%)	1,245 (85.3%)	403 (77.6%)	3,356 (83.6%)
Unknown	99 (4.9%)	79 (5.4%)	7 (1.3%)	185 (4.6%)
Total	2,037	1,459	519	4,015

PIT Count 2019

The relatively low number of veterans (474) who are experiencing homelessness and/or are in unstable housing situation is due to Multnomah County’s commitment and concerted efforts to achieve a functional end to veteran homelessness. Still, 474 is one too many veterans who need to be moved to stable housing situation.

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. The preliminary data for PIT 2021 substantiates this assertion with a 50% jump (~3,000) in people experiencing homelessness.

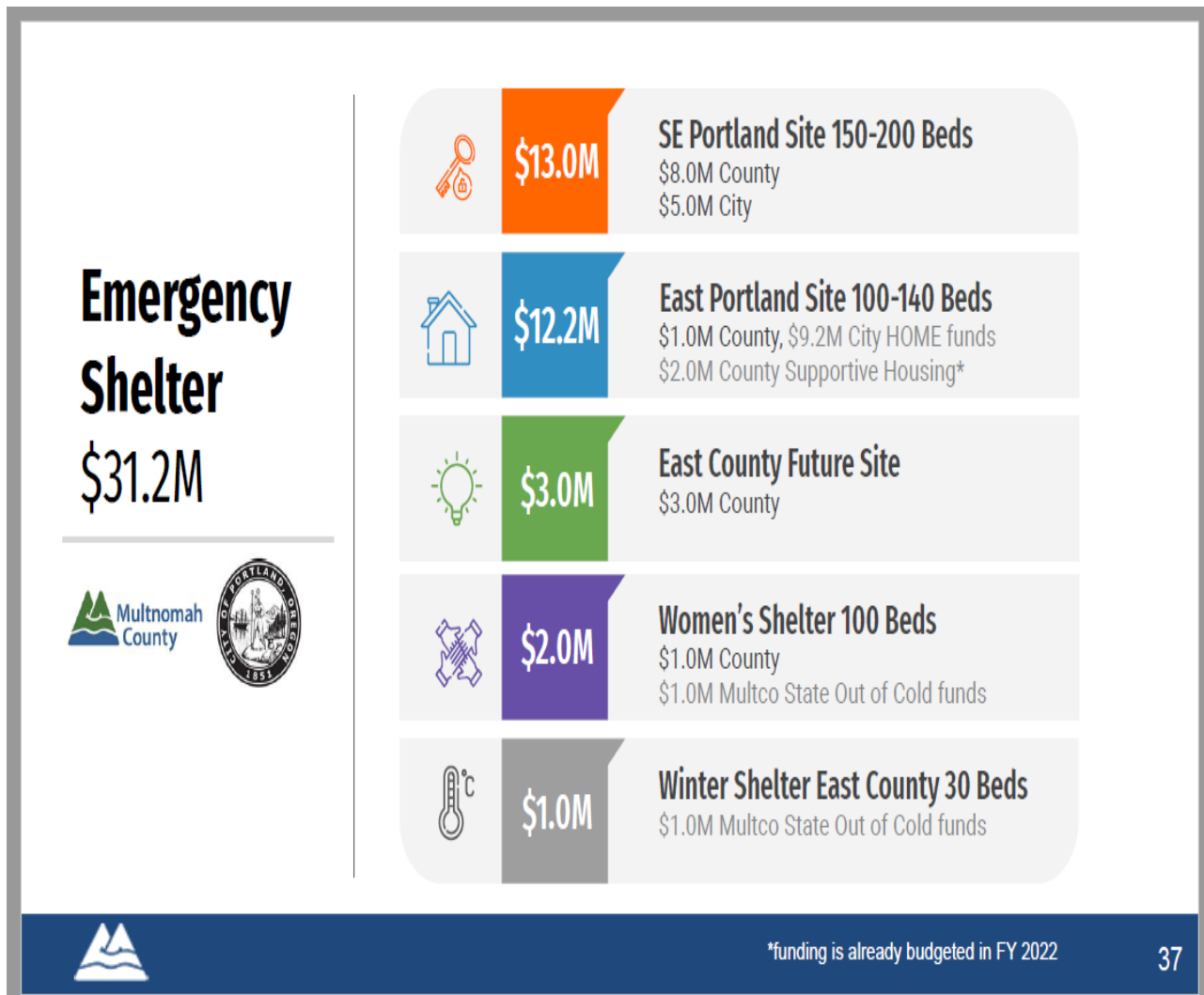
Given maintaining social distancing has been an ongoing guidance from the CDC and other state and local health advisory agencies, the PJ’s decision to use the HOME-ARP funds to expand/upgrade Non-Congregate Shelter (NCS) facilities in the jurisdiction is not just a necessary use of the allocated funds, but it is also a strategic use during this ongoing public health crisis.

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

Comprehensively, it is clear from the needs analysis section that the size of the qualifying population in the Portland HOME Consortium is anywhere between 25,000 – 45,000 households whose housing and support services needs are certainly going unmet.

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). The following illustration from the City-County budget forum for FY2022-23 gives details of available resources that have been earmarked for a 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 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 the following analysis based on 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.

Supplementary Data on Needs and Gaps of the Qualifying Population in Multnomah County

A 2019 report from Portland State University Homelessness Research & Action Collaboration titled *Governance, Costs, and Revenue Raising to Address and Prevent Homelessness in Portland Tri-County Region* cements the needs and gaps of the QP in Multnomah County. The report takes a comprehensive

look at the scale of homelessness and housing insecurity experienced in the Portland tri-county area. Notably, Multnomah County is one of the three counties covered by this report. The purpose of this report is to help community members understand the scope and scale of the challenges faced in addressing homelessness and housing insecurity.

The following illustration taken from this report shows the estimated shortages at various income levels in each county. While the shortage for Multnomah County appears to signify a unique problem in that area, this is due to the larger number of households and units within this densely urban area, and the housing shortage on a per capita basis is comparable in the other counties.

Affordable Housing Gap by County and by Household Income



Demand	8,414	5,704	9,277	39,790	16,930	25,797	15,049	9,723	15,672
Supply	3,727	2,656	2,258	16,785	6,831	5,871	5,057	3,617	2,609
Shortage	-4,687	-3,048	-7,019	-23,005	-10,099	-19,926	-9,992	-6,106	-13,063

The full report can be found at: [Needs and Gaps of Area Homeless and At-Risk of Homelessness](#)

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 the priority population of the Portland HOME Consortium. This means that their ongoing needs will be prioritized for use of this special allocation.

DRAFT

6. 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. *** Revised**

Rationale & Method of Project Selection for the City of Portland & Multnomah County

The decision of this proposed reallocation of funds from the acquisition of an NCS to funding the construction of deeply affordable rental housing was made by the City-County leadership due to multiple reasons. A significant reason driving this decision is a determination by JOHS that compliance with the use of HOME-ARP for NCS (acquisition and/or rehab) is tied to an inability to meet compliance and reporting requirements that are attached to the use of these funds for the stated purpose. Specifically, the restricted and minimum-use periods pose considerable challenges. The following illustration highlights the expectations:

NCS - Restricted and Minimum Use Periods	
Restricted Use Period: Must comply with HOME-ARP requirements	
• New Construction:	15 years
• Rehabilitation:	10 years
• Acquisition Only:	10 years
Minimum Use Period (before conversion permitted):	
• Acquisition Only:	3 years
• Moderate Rehabilitation:	5 years (Total Investment < 75% Appraised Value)
• Substantial Rehabilitation:	10 Years (Total Investment > 75% Appraised Value)
• New Construction	10 Years

In light of this, a more favorable and flexible source of funding will be used to continue to operate the Rosewood Inn (previously proposed NCS acquisition) for the foreseeable future. At the same time, the needs analysis makes it clear that unmet needs exist for all of the QP.

A 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.

The construction of affordable rental housing is an allowable use. So, a decision to reallocate this precious resource toward financing deeply affordable rental housing in its early development phase has been made. The development of [hollywoodHUB](#) is a collaboration to plan and deliver a modern, integrated, and community-sensitive replacement of the Hollywood Transit Center. The development team – led by TriMet and BRIDGE Housing, a non-profit affordable housing developer and manager, with on-site services to be provided by Hacienda Community Development Corporation – envisions a mixed-use, mixed-

income, transit-oriented development that embraces the site, its history, and the Hollywood District as a hub for transit, equity, and community.

Significantly, the purpose of the development of hollywoodHUB aligns well with the core objective of the Home-ARP funds. Some highlights:

- The hollywoodHUB was selected in Spring 2021 through a rigorous NOFA/Solicitations process. Full information on this selection process can be found at [M-BOS Opportunity Solicitation- Spring 2021](#)
- A combination of escalating development costs like labor, material, and the complex effect of interest rate increases has deepened the funding gap for this collaborative and high-scoring project
- BRIDGE Housing, the non-profit developer of the hollywoodHUB is willing and capable of selecting, allocating, and serving the HOME-ARP funded units to the benefit of all the QP with no preference as is the expectation attached to this funding source.

Allocating the City-County HOME-ARP for construction of affordable rental housing scores high on the jurisdiction's opportunity score, is close to the local light rail system, and offers wrap-around services, etc. will provide meaningful services and stable housing to a critically underserved PJ's qualifying populations. This development is slated for completion in the Spring of 2026 and will provide a safe, welcoming, and fully integrated hub for MAX trains, buses, shared micro-mobility, pedestrian and bike connections, and bike storage. The hollywoodHUB will deliver over 200 permanently affordable homes, community spaces, and active ground floor amenity spaces.

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.

Updated HOME-ARP Funding

Proposed Project/Activity	Funding Amount (Proposed)	Percent of the Grant	Statutory Limit
Construction of rental housing ¹	Funding not to exceed: \$9,629,972.15	~ 71%	
Pass through funds via IGA to the City of Gresham, HOME Consortium Member ²	\$2,238,403.00 (Gresham can set aside up to 15% (\$335,760.45) for Administration & Planning)	~14%	HOME Consortium's formula-based sharing
Administration & Planning ³	Funding not to exceed: \$1,699,406.85	15%	15%
Total HOME-ARP Allocation	\$13,567,782.00	100%	

Notes

1. This proposed allocation uses HOME-ARP program allocation for the City of Portland & Multnomah County
2. The 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 set of 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 submission of this Plan, the 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.
3. This "Administration & Planning" funding is Portland and Multnomah County's share of 15% allowed administration set-aside.

Summary of Proposed Projects/Activities of Portland HOME Consortium (HOME-ARP Funds)

***Revised**

Portland HOME Consortium has planned a total of four projects/activities at the present time. As noted earlier, the City of Portland and Multnomah County will be pooling their respective allocations for the construction of affordable rental housing, and Gresham has finalized a total of three projects. A short description of each of the four projects with associated outputs/outcomes is as follows:

1. hollywoodHUB (New Construction of permanently affordable homes

Proposed Allocation (not to exceed): \$9,629,972.15

The hollywoodHUB project is a new construction 12-story 224-unit (222 affordable) affordable rental project. The site is currently owned by Trimet, and this is a collaborative redesign of a Trimet station (transit-rich). The capital stack (financing) currently includes Housing Trust Funds (3 units) and HOME ARP (15 units). The expected set aside is 11-15 units to serve the QP with a no-preference approach.

	Total	30% unsub	60%	MGR	30% PBV
studio	43	4	39		
1BR	54	20	34		
2BR	96	1	61	2	32
3BR	31		17		14
	224	25	151	2	46



2. Willow Tree

Proposed Allocation: \$1,301,307 (\$650,654.50 per year for 2 years)

Willow Tree will provide short- or medium-term financial assistance for rent and wrap-around services to stabilize households and prevent homelessness. Wrap-around services may include childcare assistance, food assistance, life skills training, outreach services, transportation, case management, mediation, landlord/tenant liaison services, credit repair, and financial assistance. Services provided will be tailored to the needs of the specific participating household. This program will be available to participants from all four qualifying populations: homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human tracking, and other populations.

Project Goal: Serve 56 households per year (112 households over two years and most households will have multiple persons in the household)

3. Living Solutions

Proposed Allocation: \$401,336 (\$200,668 per year for 2 years)

Living Solutions will provide employment assistance and job training, education services, and other necessary services required to successfully complete an education or job training program, such as transportation assistance and childcare. This program will be available to participants from all four qualifying populations: homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human tracking, and other populations.

Project Goal: Serve 50 individuals per year (100 individuals over 2 years)

4. The Journey, Learn & Earn Program

Proposed Allocation: \$200,000 (\$100,000 per year for 2 years)

This new program by My Father's House, A Community Shelter Inc. will provide hands-on job training at the existing shelter's new coffee shop and thrift store. Participants will receive education services and employment assistance and job training that includes a paid job at the café or store. The program is not exclusively for shelter residents and anyone in any qualifying population will be able to apply. This program will be available to participants from all four qualifying populations: homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human tracking, and other populations.

Project Goal: Serve 24 individuals per year (48 individuals over 2 years)

7. 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 the city of Portland & Multnomah County HOME-ARP funds will be used towards the construction of affordable rental housing, the *hollywoodHUB*. While the actual project is in its early stages of planning and development and will go through extensive community engagement processes and City Council and County Board approval processes, at the time of this draft, the intended project will add 224 permanently affordable housing units. BRIDGE Housing, the non-profit developer will conduct an initial screening to determine QP status and will allocate at least 11 HOME-ARP units with a no preference approach. 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>Affordable housing choice:</p> <p>The community needs safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation, and permanent supportive housing.</p>	<p>Increase and preserve affordable housing choice in ways that promote racial equity</p>

Preferences

The PJ (Portland HOME Consortium) does not intend to give preference to any specific subgroup from the HUD-defined Qualifying Population list based on the nature of the proposed projects. Further, the PJ intends to comply with all applicable fair housing, civil rights, and nondiscrimination requirements.

The allocation of the HOME-ARP-funded units will be managed by BRIDGE Housing in a manner that will make the units accessible to all QP and allocated in chronological order of application and with a waiting list. For all four proposed projects, all qualifying individuals or families will have access to apply and in case of a waitlist, the qualifying applicant will be served in chronological order, insofar as practicable.

8. HOME-ARP Refinancing Guidelines

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