

Consolidated Plan

Fiscal Years
2021-2025



**Multnomah
County**



CITY OF
GRESHAM



homeforward



Portland Consortium Five-Year Consolidated Plan Fy 2021-25

The Portland Consortium includes the City of Gresham, City of Portland, and Multnomah County. The five-year Consolidated Plan and first one-year Action Plan is a requirement to receive federal entitlement funding from HUD for the four affordable housing and community development programs: CDBG; HOME; HOPWA and ESG. This plan offers an assessment of housing and non-housing community needs and market analysis which form the basis for strategic planning to address the Consortium needs over the five-year plan (FY 2021-25) period. Also included is a detailed one-year action plan (FY 2021-22) for each of the Consortium Partners.



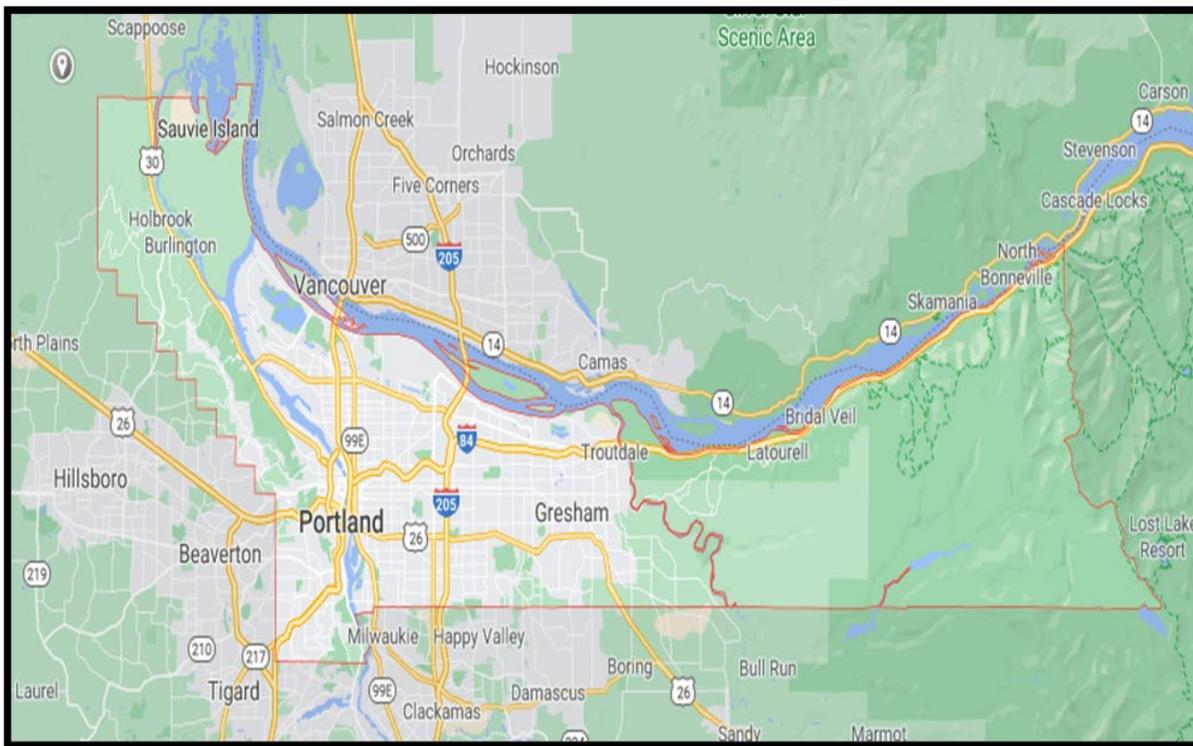
Executive Summary

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

1. Introduction

The Consolidated Plan is a required plan document that all jurisdictions that receive HUD federal funds are required to produce. The plan provides an assessment of community needs, a market analysis and engages the public to establish goals, prioritize needs and then to establish strategies community needs. This document is the Consolidated Plan for the Portland Consortium for the five-year period covering 2021-25. This Plan also includes the fiscal year 2021-22 Annual Action Plans for members of the Consortium. The Action Plan provides details on how the recipients of the federal funds intend to allocate the funding that is received.

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



This Plan covers fiscal years 2021-25 and establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2021-25 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. Following are the relevant programs and the associated national objectives:

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

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

2. Summary of the objectives and outcomes identified in the Plan

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

CONSORTIUM NEEDS	ASSOCIATED GOALS
<p>1. 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>1. Increase and preserve affordable housing choice in ways that promote racial equity</p>
<p>2. Basic services & homeless prevention/intervention:</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</p>	<p>2. Reduce and prevent homelessness in ways that can mitigate overrepresentation of BIPOC communities</p>

<p>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>3. Community and economic development:</p> <p>The community needs improvements to area infrastructure, facilities, economic opportunities, and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects will also support micro-enterprises and business development, as well as, public facilities, parks, and transportation improvements.</p>	<p>3. Improve livability through Infrastructure, employment, and anti-poverty strategies</p>

3. Evaluation of past performance

The City of Portland, the City of Gresham and Multnomah County have made significant progress over the years in meeting needs. The organizational structure includes coordination between departments within the Consortium jurisdictions, as well as, coordination with agencies outside the Consortium, including Metro and Home Forward. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure, and fostering a system and improvements to spur economic development. In addition to a regional approach to projects and programs, area residents have supported increasing local resources to address the affordable housing crisis in the form of housing bond measures, general funds, and fees. Additionally, Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and a Home for Everyone that focus on alleviating the sufferings faced by population experiencing homelessness.

This combination of collaboration and local resources have helped the Consortium to actively address the affordable housing and economic prosperity needs of the community.

Given the performance period includes the year 2020 it is important to note the impact that the COVID Pandemic has had on the jurisdictions. Since March 2020, the Consortium has continued to fund projects and address the most immediate needs of the area residents in ways that can ensure safe but effective and efficient provision of services. The Consortium has moved efficiently and effectively to scale up necessary assistance for population experiencing homelessness, deploy Tenant Based Rent Assistance (TBRA) for households facing risk of eviction and have worked hard to support area micro enterprises and small businesses to adapt to ever changing business delivery model and help them stay afloat.

The Consortium is absolutely committed to addressing the emerging and existing needs of the no and low-income residents of the community. Additionally, the Consortium is very committed to furthering racial equity for the Black, Indigenous and People of COLOR (BIPOC) residents of the community.

4. Summary of citizen participation process and consultation process

This Consolidated Plan is being prepared in the midst of an ongoing Pandemic. Consequently, the Consortium has relayed on virtual hearings and on-line surveys for soliciting public comments. Additionally, the Consortium makes available around the year ‘Comment Card’ to submit comments. A snapshot from the card:

Five-Year Consolidated Plan 2021-25 Community Feedback Survey

Instructions

Thank you for offering your opinion on housing, economic and community development needs for Multnomah County, the City of Portland, and the City of Gresham (the Consortium). The Consortium will provide multiple ways to comment between Fall 2020 and Spring 2021 to hear and make a record of your testimony. Your comments will help shape the goals and funding priorities for the Consortium’s federal grant funds and will be published in the Five-Year Consolidated Plan 2021-2025.

Section 1 of the survey is to provide information about yourself and general comments about the needs in your community. In Section 2 of the survey please provide comments on the Consortium focus areas and help us prioritize these areas by ranking them in order of importance.

This survey will take no more than 10 minutes to complete.

Section 1

1. Please provide your name and contact information. (Optional)

Name:

Phone:

Email:

2. Which of the following best describes you?

Consortium Area Resident

Service Provider in Multnomah County

Both of the Above

Other (please specify):

3. Which of the following best describes the neighborhood, area, or city you live in?

<input type="checkbox"/> Northeast Portland	<input type="checkbox"/> Central City (Portland)	<input type="checkbox"/> Corbett
<input type="checkbox"/> Southeast Portland	<input type="checkbox"/> Gresham	<input type="checkbox"/> Unincorporated Multnomah County
<input type="checkbox"/> Northwest Portland	<input type="checkbox"/> Troutdale	<input type="checkbox"/> Outside Multnomah County
<input type="checkbox"/> Southwest Portland	<input type="checkbox"/> Fairview	<input type="checkbox"/> Maywood Park
<input type="checkbox"/> North Portland	<input type="checkbox"/> Wood Village	<input type="checkbox"/> Decline to State

Further, the comment card was translated into four different safe harbor languages: Spanish, Simplified Chinese, Russian and Vietnamese based on the Consortium language access guidance.

Similarly, the Consortium has relayed on over the phone consultations, inputs from multiple task forces convened to address the needs created by the public health emergencies and a tailored “Consultation

This section will be updated at the conclusion of the public comment period.

5. Summary of public comments

The Consortium makes a concerted effort to solicit public comments through needs hearing, public review of Consolidated Plan draft, regular forums like area oversight advisory/oversight bodies and city council/ county board budget hearings and approval processes. The ongoing COVID Pandemic has forced the Consortium to hold virtual hearings and electronic submission of comments.

Regardless of the revision to mode of citizen participation/public comments, the majority of public comments have been about hardships imposed by the public health emergency, the plight of the population experiencing homelessness, continued a lack of affordable housing options of all types and in all locations throughout Multnomah County. As an expression of the focus on racial disparities across the nation and in the Portland Metro area, residents have brought up exacerbated inequities experienced by the BIPOC population.

A summary of comments received thus far includes: eviction risk, economic instability, decreasing supply of homes for sale, increasing rents, housing discrimination, scarcity of living wage jobs and lack of financial support for small businesses. Displacement risk for low-income residents to area with fewer amenities continues to be a problem.

This section will be updated at the conclusion of the public comment period.

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

All comments are being accepted and at this time it is the intent of the jurisdiction to accept all comments.

7. Summary

The Consortia has made every effort to extend opportunities to the public at large and to area service providers to comment and provide inputs for this Consolidated Plan. Besides the survey, a Fall virtual Needs Hearing was held in November and Plan Hearings are in the works for May-June. The draft of the

Consolidated Plan was noticed in the area dailies advertising a 30-day public comment period extending from May 3, 2021 – June 2, 2021. Following is a Calendar of events for 5-year Consolidated Plan:

ACTIVITY	DATE
Fall Community Needs Hearing (Portland)	Nov 10, 2020
Fall Community Needs Hearing (Gresham & Multnomah County)	Nov 17, 2020
Community Survey	November 2020 – May 2021
Service Providers Survey	April 2021
Publication of Draft	May 3, 2021
Jurisdictional Meetings	May 2021
Council/Commission Hearings	May & June 2021

This section will be updated at the time of Plan adoption by the Consortium.

The Process

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

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

The Portland Consortium includes the City of Gresham, City of Portland, and Multnomah County. Portland is the administrative lead for the Consortium and the city’s housing bureau, Portland Housing Bureau (PHB) assumes the lead responsibility for preparation of the Consolidated Plan. Summary table of roles and responsibilities:

Agency Role	Name	Department/Agency
CDBG Administrator(s)	PORTLAND, GRESHAM & MULTNOMAH COUNTY	Portland Housing Bureau; Gresham- Community Revitalization; Community Development Block Grant, Multnomah County
HOME Administrator	PORTLAND	Portland Housing Bureau
HOPWA Administrator	PORTLAND	Portland Housing Bureau
ESG Administrator	PORTLAND	Portland Housing Bureau

Table 1 – Responsible Agencies

Narrative

As the designated lead agency for the Consolidate Plan, PHB coordinates and collaborates with the jurisdictional partners for plan preparation and relevant administrative tasks.

Portland is also the lead agency in the HOME Consortium and PHB handles the allocation and administration of HOME Funds. Each of the three jurisdictional partners get their own CDBG entitlement funds and hence allocate and administer respective allocations independently. The HOPWA and ESG funds are received by Portland and PHB assumes program administration lead. Since the creation of Joint Office of Homeless Services (JOHS) in 2016, a joint city-county agency, much of the HOPWA and ESG funds are passed on to this specialized agency for program implementation.

Consolidated Plan Public Contact Information

Jurisdiction	Lead Staff	E-mail
City of Portland	Dr. Uma Krishnan	Uma.krishnan@portlandoregon.gov
City of Gresham	Rachel Nehse	Rachel.nehse@greshamoregon.gov
Multnomah County	May Cha	May.p.cha@multco.us

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

1. Introduction

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

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

Representatives of the Consortium of the City of Portland, City of Gresham and Multnomah County participate in regional planning efforts concerning all aspects of needs and opportunities covered by this Consolidated Plan, including housing, public services, homelessness, special needs, economic development and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing and supportive services. Coordination efforts and planning processes are reflected in discussions throughout this Consolidated Plan. In preparing the Consolidated Plan, the Consortium has consulted with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons).

These consultations have occurred in the course of regularly-occurring meetings of the Portland Housing Advisory Commission, A Home for Everyone coordinating board, the Fair Housing Advocacy Committee, Healthy Homes Coalition, Oregon Opportunity Network in special meetings and hearings sponsored by the City of Portland, the City of Gresham and Multnomah County and in specially noticed Consolidated

Plan hearings. Consultation occurred with both housing and service providers; Home Forward (formerly Housing Authority of Portland); homeless persons; people with disabilities; and organizations that provide services to homeless families, people with alcohol or drug addictions, people with developmental disabilities, HIV affected families, the elderly, homeless adults, children and families and people with mental illness.

The Consortium consulted with state and local health agencies regarding lead paint issues. Child welfare agencies do not have a role in lead hazard identification or abatement in Multnomah County. For this plan the Consortium met specifically, or within the course of everyday business, with each of the required public and private agencies.

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

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

CoC goals from Consortium local homelessness plan align with our Consolidated Plan. Under the 2021-2025 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity). The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.) The CoC specifically looks at the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. The CoC is working on a single point of entry system, it has been successful at addressing veteran homelessness, and the CoC is using its experience to address other special need homeless populations.

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

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

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

The responsibility for implementing the Plan will rest with the Portland Housing Bureau, Gresham's Community Development Department, Multnomah County Department of Human Services and Home Forward. However, implementation cannot proceed without the involvement and support of several public and private agencies. The following list describes the various institutions, businesses and agencies responsible for the delivery of housing and economic opportunity services in the region. Each description of a product and market segment is not intended to be a complete account of activities for each entity.

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

Agencies, groups, organizations who participated

1	Agency/Group/Organization	211INFO
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Grantee Department Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
2	Agency/Group/Organization	ADAPT-A-HOME
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Service-Fair Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
3	Agency/Group/Organization	AFRICAN AMERICAN ALLIANCE FOR HOMEOWNERSHIP
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Community Development Financial Institution Grantee Department Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings.
4	Agency/Group/Organization	Home Forward
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
5	Agency/Group/Organization	Housing and Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings and plans.
6	Agency/Group/Organization	CITY OF PORTLAND / BHCD
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - Local Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
7	Agency/Group/Organization	HOUSING DEVELOPMENT CENTER
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and plans.
8	Agency/Group/Organization	WORKSYSTEMS INC.
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
9	Agency/Group/Organization	HACIENDA COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Community Development Financial Institution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, and meetings.

10	Agency/Group/Organization	CASCADE AIDS
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Health Agency Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
11	Agency/Group/Organization	MULTNOMAH COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, plans and interviews.
12	Agency/Group/Organization	OREGON HOUSING AND COMMUNITY SERVICES
	Agency/Group/Organization Type	Housing Other government - State Grantee Department Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and plans.

13	Agency/Group/Organization	State of Oregon Department of Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, plans and interviews.
14	Agency/Group/Organization	FAIR HOUSING COUNCIL OF OREGON
	Agency/Group/Organization Type	Service-Fair Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, plans and interviews.

15	Agency/Group/Organization	Enterprise Community Partners
	Agency/Group/Organization Type	Housing Regional organization Business Leaders Community Development Financial Institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and plans.
16	Agency/Group/Organization	PORTLAND COMMUNITY LAND TRUST
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and plans.
17	Agency/Group/Organization	CASCADIA BEHAVIORAL HEATHCARE, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.

18	Agency/Group/Organization	CLARK COUNTY PUBLIC HEALTH
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
19	Agency/Group/Organization	CATHOLIC CHARITIES-EL PROGRAMO
	Agency/Group/Organization Type	Services - Housing Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, and meetings..
20	Agency/Group/Organization	INTERNATIONAL REFUGEE CENTER OF OREGON
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, and meetings..

21	Agency/Group/Organization	GRESHAM
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and plans.
22	Agency/Group/Organization	HABITAT FOR HUMANITY PORTLAND
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and plans.
23	Agency/Group/Organization	JANUS YOUTH
	Agency/Group/Organization Type	Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, and meetings.

24	Agency/Group/Organization	LUTHERAN CSNW
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, and notices.
25	Agency/Group/Organization	UNLIMITED CHOICES
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and interviews.
26	Agency/Group/Organization	SOUTHEAST WORKS
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through notices.
27	Agency/Group/Organization	NATIVE AMERICAN YOUTH ASSOCIATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Employment Service-Fair Housing Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships and notices.
28	Agency/Group/Organization	HUMAN SOLUTIONS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships interviews and notices
29	Agency/Group/Organization	Portland Community Reinvestment Initiatives, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings and notices

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Economic Development Plan	Portland Development Commission	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

Other local / regional / federal planning efforts

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

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

Narrative

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

- American Community Survey 2015-2019
- Census Bureau Reports for 2015-2019
- City of Portland Comprehensive Plan 2035
- Consortium Analysis of Impediments to Fair Housing Choice 2011
- Consortium A Home for Everyone
- City of Portland State of Housing Report (2019)
- Portland Point in Time Count 2019
- Multnomah County; A Home for Everyone, A United Community Plan
- Multnomah County Climate Action Plan (2019)
- Multnomah Food Action Plan (2010-2015)

- City of Gresham Comprehensive Plan
- Gresham Point in Time Count 2019
- Home Forward Moving to Work Plan
- Multnomah County Capital Improvement Plan
- Multnomah County Coalition of Communities of Color Unsettling Profile Reports
- Metro Opportunities and Challenges for Equitable Housing
- 2019 Poverty in Multnomah County Report

This section will be updated with a comprehensive list of seminal planning documents that were used as reference for creating this Consolidated Plan.

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

1. Summary of citizen participation process and how it impacted goal-setting

Summarize citizen participation process and how it impacted goal setting

Citizen Participation was encouraged through two Need Hearings and three jurisdiction Action Plan hearings. All of the events were advertised in the Portland Tribune, the Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged surveys and comment cards.

Citizen Participation Outreach

Comprehensive Summary will be provided at the end of the comment period.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of a jurisdiction's needs related to affordable housing, special needs housing, community development and homelessness. From this Needs Assessment, the Consortium will identify those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered. Most of the data comes from the 2019 American Community Survey and 2013-2018 Consolidated Planning/CHAS data. Wherever possible the assessment is updated with the most recent data available.

In 2019, 13.8% of Multnomah County residents were living in poverty. Low income impacts a household's ability to afford housing, eat healthily and creates additional stresses that have a negative impact on health.

Multnomah County's population grew to 804,606 individuals between 2010 and 2019. At 12%, household growth was greater than population growth. Single person households and small family households - defined as households with two to four members - are Multnomah County's most common household type followed by large family households

After adjusting for inflation, Multnomah County shows a decline in median household income between the years 2010 and 2019. As of 2019, the median household income was \$72,900. Households earning 0-80% of area median income account for 43% of the total population. Nearly one third of small family households are low or moderate income while nearly half of large family households are low or moderate income. Forty-two percent of households with one or more children under the age of 6 are low or moderate income.

Among renters and homeowners, the most prevalent housing problem is housing cost burden which is having a housing cost burden higher than 30% of income. 49% of renter households are cost burdened and 28% of owners experience this housing problem. Housing cost burden is more often experienced by single person households and small family households.

The amount of substandard housing in Multnomah County is a small (4,628 units) proportion of the overall housing stock but is primarily occupied by extremely-low-income renters. Substandard housing is defined by HUD as housing lacking complete plumbing or kitchen facilities. 52% of renter households living in substandard housing earn 0 to 30% of area median income.

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

Summary of Housing Needs

The desirability of the Portland Metro area is continuing to fuel population growth. Additionally, Oregon is bordered to the north and south by Washington State and California, places with greater population density and a much higher cost of living. Consequently, the migration from both north and south is likely to continue. The result of this growth also means the Portland Consortium needs to continue to strive to main and build an adequate supply of affordable and accessible housing.

In addition to population growth, the area is also diversifying. This means increasing proportion of People of Color, who also are the very groups that have lower Median Family Incomes. They also tend to live in renter occupied units. In sum, this translates to intense needs for affordable rental units and also vigilance on enforcement of fair housing laws. This also means the jurisdiction needs to pursue aggressive tenant protection laws.

The subsequent set of tables detail population growth, number of households, documentation of housing problems as defined by HUD and details on various household types that face a greater degree of housing problem than others.

Population Growth

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	737,902	812,855	+10%
Households	302,060	337,903	+12%
Median Income	\$48,043	\$72,900	+52%

Data Source: 2010 ACS (Base Year), 2019 ACS (Most Recent Year)

Number of Households	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	48,137	35,072	52,315	31,492	150,718
Small Family Households * (2 Persons)	10,846	9,816	16,390	11,209	72,416
Large Family Households *(5+ Persons)	2,875	2,697	3,993	2,532	8,186
Elderly Family (One or more is 62+ Years)	2,387	2,982	6,148	3,772	17,595
Households with one or more children 6 years old or younger *	6,726	5,046	7,598	4,293	21,684

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,154	860	818	285	4,117	224	92	99	96	511
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	789	690	688	183	2,350	65	35	144	39	283
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,794	907	1,040	289	4,030	125	288	463	258	1,134
Housing cost burden greater than 50% of income (and none of the above problems)	22,172	9,355	2,743	411	34,681	7,348	4,600	4,274	894	17,116

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,511	9,542	12,320	2,935	27,308	1,381	3,411	8,917	5,388	19,097
Zero/negative Income (and none of the above problems)	2,838	-	-	-	2,838	1,137	-	-	-	1,137

Housing Problems Table

Data 2013-2017 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	29,410	21,395	17,585	4,120	72,510	9,160	8,450	13,920	6,725	38,255
Having none of four housing problems	4,740	2,130	10,880	11,125	28,875	850	3,245	9,975	9,655	23,725

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Cost Burden not available, no other housing problems	2,860	0	0	0	2,860	1,160	0	0	0	1,160

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,812	6,546	4,570	18,928	1,777	2,026	5,149	8,952
Large Related	2,252	1,416	487	4,155	553	530	1,247	2,330
Elderly	5,976	4,021	2,586	12,583	4,661	4,239	4,393	13,293
Other	12,532	8,516	8,251	29,299	2,056	1,435	2,706	6,197
Total need by income	28,572	20,499	15,894	64,965	9,047	8,230	13,495	30,772

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50% (Extremely Cost Burdened)

	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

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,130	1,190	1,228	304	4,852	180	263	464	199	1,167
Multiple, unrelated family households	239	235	225	129	828	0	60	142	102	448
Other, non-family households	232	182	289	64	767	10	0	0	0	10
Total need by income	2,601	1,607	1,742	497	6,447	190	323	606	301	1,625

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	5,826	3,902	3,984	13,712	900	1,144	3,614	5,658

Data Source 2013-2017 CHAS

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

To estimate the number of single person households in need of housing assistance, the City of Portland gathered data from the 2014-2019 American Community Survey. This data indicates an estimated 111,878 single person households, accounting for 73% of all Multnomah County's non-family households and 33% of all Multnomah County households.

Applying this share (73%) to the "Other" category of households, which is the category for non-family households, in the cost burdened tables (Tables 3 and 4 attached), the number of single person households most in need of housing assistance are extremely low income, low income, and moderate income renter households that are cost burdened. Approximately 25,912 single-person households in the Multnomah County are cost burdened, spending 30% or more of their income on housing, including utilities. 15,625 single person households are severely cost burdened, spending more than 50% of their income on housing, including utilities.

The number of people counted as sleeping outdoors, in public spaces, vehicles and places not meant for human habitation in the 2019 Count increased to 2,037. This number is 22.1% higher than in 2017 and, because the number of people in shelter and transitional housing is smaller, there is an overall increase in the percentage of the HUD homeless population that is unsheltered, now 50.7%. The 2019 report offers a great deal of insight into who is unsheltered and how the demographics of this population may be changing. Among the most notable findings, the unsheltered population in 2019 appears to be older, more disabled by addiction disorders and mental illness, and homeless for longer periods.

In Multnomah County, unsheltered people are also increasingly in adult-only households. The report also found that more people are experiencing chronic homelessness. The report identified 1,769 chronically homeless people in the 2019 Count, 37.1% more than in 2017. The identified chronically homeless population was nearly all adults without children. People of Color make up a larger percentage of this population in 2019 than 2017, with a particularly large increase in African Americans who are chronically homeless, while Native Americans continue to have the highest 7 of 61 confirmed rate of chronic homelessness (51.8%). Among those who are identified as chronically homeless, a large majority continue to be unsheltered (76.5%). In keeping with the larger number of chronically homeless individuals, reported rates of disability within the literally homeless population are higher than in 2017. The percentage of unsheltered people who report one or more disabling conditions — including physical disabilities, mental illnesses, and substance use disorders — was 78.7%.

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

Over half of the 1,382 women surveyed in the Multnomah County 2019 Point in Time Count, reported having been victims of domestic violence. The additional vulnerability of women, and in particular women of color, to violence and severe trauma once they become homeless is well documented. It is a priority of our healthcare and domestic violence system partners to work to reverse this trend.

Domestic violence is a leading cause of housing instability and homelessness in Multnomah County. Domestic violence survivors are often faced with the choice of returning to an abusive home or sleeping on the streets. Women who experience domestic violence are four times more likely to face housing instability than those who do not experience domestic violence. For example, a study in Multnomah County found that 73% of domestic violence survivors reported they were forced to live in unacceptable housing situations and 27% reported being homeless because of domestic violence in the prior six months. Consistent with these studies, 59% of the women in the 2019 HUD Homeless population said they had been affected by domestic violence in the past year. Service providers note that the domestic violence data is likely an under-count. Homeless women affected by domestic violence are frequently doubled up with friends and family, and therefore would not be included in the point-in-time count. Local studies indicate that 55% of domestic violence victims have lived with family or friends. Point in Time count respondents may also not be comfortable sharing information about their domestic violence experiences, resulting in an under-count. While women tend to be disproportionately impacted by domestic violence, people of all genders can experience domestic violence. More than a third (36.3%) of the total HUD Homeless population (including women, men and transgender persons) report being affected by domestic violence.

According to 2015 – 2019 data from the American Community Survey, 12.5 % of Multnomah County's households are disabled. Approximately 36.5% of the disabled population is 65 or older. Also, of the 65 year and older population, 35.5% are disabled. Over half of people 75 and older report being disabled.

The 2019 Point in Time report indicates a significant aging trend in our homeless population. In 2017, 19.5% of people counted were 55 or older. In 2019, the percentage of people 55 or older is 23.4%. This represents a 15.1% increase. The Count also documents a notable increase in the number of people who are older than 70 experiencing HUD homelessness. Consistent with this data, the average and median ages of those surveyed in the Count increased from 40 in 2017 to 42 (average) and 43 (median) in 2019. The City of Portland, City of Gresham and Multnomah County have prioritized access to both healthcare and an adequate supply of permanent supportive housing as critical to ending homelessness in our community.

What are the most common housing problems?

The attached Comprehensive Housing Affordability Strategy (CHAS) data tabulations provided by HUD show how among renters and homeowners, the most prevalent housing problem is housing cost burden which is having a housing cost burden higher than 30% of income. 45% of renter households are severely cost burdened and 49% of owners experience this housing problem. Extreme housing cost burden is more often experienced by single person households and small family households. Households with housing costs that exceed the affordability standards frequently have to choose between paying rent/mortgage and purchasing other necessities like food and health care. Any crisis, from a medical emergency to job loss, can put households with an extreme rent burden at risk of homelessness. Cost burden also puts households at risk of living in substandard housing. The amount of substandard housing in Multnomah County is a small (4,628 units) proportion of the overall housing stock but is primarily occupied by extremely-low-income renters. Substandard housing is defined by HUD as housing lacking complete plumbing or kitchen facilities. 52% renter households, living in substandard housing, earn 0 to 30% of area median income.

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

It is difficult to draw conclusions about specific populations from the CHAS data. The most common housing problem is cost burden. As a group, low-income people are most cost burdened. Single person households, captured in the “other” category of households, are most affected by extreme housing cost burden followed by small family households. 21,405 owner and renter households in the “other” category are severely cost burdened. Most of these households are low income renter households. 14,768 low to moderate income owner and renter small family households are severely cost burdened. 66% of these households are low income renter households. Focus groups and community consultations lead us to conclude that households with language barriers or special needs are additionally more vulnerable to being steered to substandard housing.

Using 2019 ACS and CHAS data, approximately 25,912 single-person households in the Multnomah County are cost burdened, spending 30% or more of their income on housing, including utilities. 15,625 single person households are severely cost burdened, spending more than 50% of their income on housing, including utilities.

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

Populations disproportionately likely to be low income include families, communities of color and unaccompanied youth under age 18. We are able to utilize Supplemental Nutrition Program (SNAP) data to analyze over-representation of communities of color among homeless populations. Oregon’s SNAP participation data among homeless populations suggests that African Americans and Native Americans are over-represented among homeless SNAP recipients compared with the overall population of

Multnomah County. Asian/Pacific Islanders, Hispanics and Multi-Racial populations are under-represented. A Home for Everyone reporting information indicates that many communities of color are unlikely to utilize mainstream emergency shelters because of cultural barriers, mistrust and/or cultural norms that lead families and neighbors to reach out and house people in distress.

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

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

The households most susceptible to becoming homeless are households who are at less than 30% median income and are severely cost-burdened (paying more than 50% of their income for rent). The disabled, elderly and other special needs populations are especially vulnerable. Vulnerable households who experience housing cost burden are often forced to choose between food, medical care or paying their rent or mortgage. Other populations disproportionately at risk of becoming homeless are victims of domestic violence, substance abusers, persons experiencing severe mental health problems and people exiting incarceration. In Multnomah County, 85% of formerly homeless families and individuals who receive Rapid Re-Housing Assistance retain their homes after the termination of that assistance. We make every effort to link families and individuals who are near the termination of assistance to sources of income (benefits or employment). We also ensure that their rent is made affordable through the existence of a long-term subsidy such as a City of Portland-regulated unit or a Home Forward unit.

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

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

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

In 2019 the Portland State University Homelessness Research & Action Collaborative (HRAC) released a report "Governance, Costs, and Revenue Raising To Address and Prevent Homelessness in the Portland Tri-County Region" that estimated that about 38,000 people experienced homelessness in Multnomah, Clackamas, and Washington counties in 2017. It also showed that 107,039 households were housing insecure or at risk of homelessness in the three counties.

The Oregon Department of Human Services (DHS) reported that 9,546 of the 44,558 households in Multnomah County enrolled in Supplemental Nutrition Assistance Program (SNAP) on January 2019 identified themselves as homeless. This figure includes households who were sheltered, unsheltered and doubled up. While all SNAP participants must meet the Federal Poverty Income Guidelines to qualify, the average monthly income reported by SNAP participants who identified themselves as homeless was \$85.68, compared with an average of \$646.49 for non-homeless SNAP participants.

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

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

One CoC subcommittee is improving coordination between hospitals and housing agencies at time of discharge. Referrals to prevention resources occur through our coordinated entry for families at the

time of initial screening. Our locally-funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless. Also, shelter providers incorporate diversion resources prior to intake and the Home Free program offers rental assistance and mobile advocacy for DV families.”

CoC also uses severe housing cost burden information as a data source because is linked with instability and an increased risk of homelessness. Households with housing costs that exceed the affordability standards frequently have to choose between paying rent/mortgage and purchasing other necessities like food and health care. Any crisis, from a medical emergency to job loss, can put a household with an extreme rent burden at risk of homelessness.

Discussion

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

Multnomah County’s population grew to 804,606 individuals between 2010 and 2019. At 12%, household growth was greater than population growth. Rents in the area have increased at an average of 2% per year for the last several years. Income, although increasing, remains uneven across the board with persistent disparities by housing tenure and race/ethnicity. For Multnomah County residents, the most common housing condition is housing cost burden. The Consortium jurisdictions are committed to efforts to house the homeless, stabilize renter and owner households and increase the supply of regulated affordable housing.

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

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

Introduction

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

0%-30% of Area Median Income

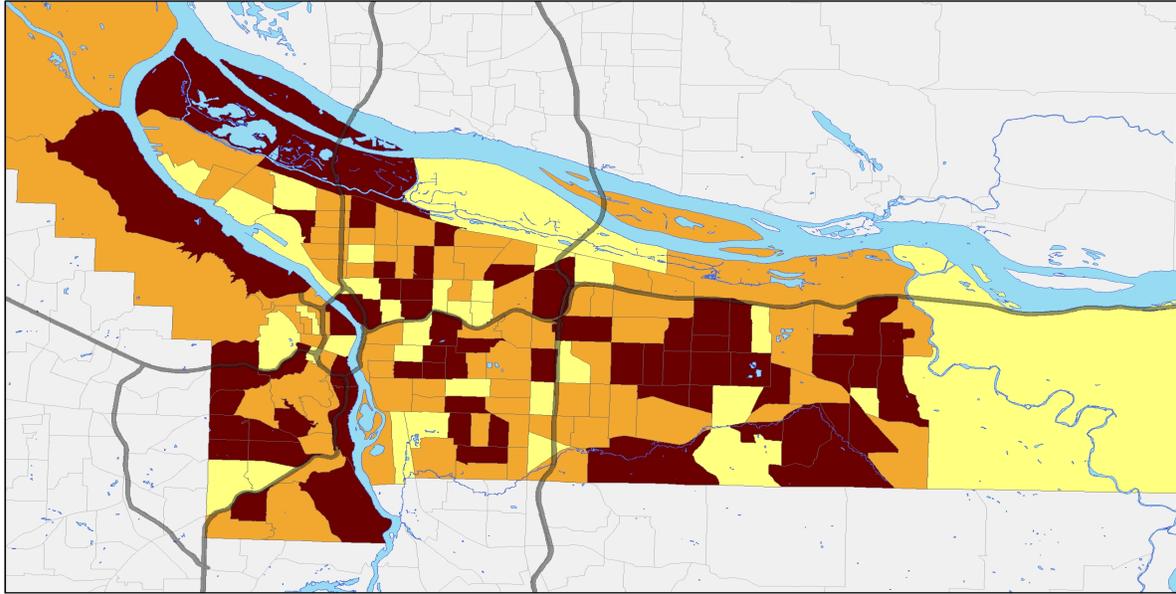
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,475	5,594	3,973
White	23,564	3,663	2,753
Black / African American	5,178	664	267
Asian	2,406	583	511
American Indian, Alaska Native	339	69	69
Pacific Islander	320	-	-
Hispanic	4,825	403	175
Other – Including Multiple Races – Non-Hispanic	1,843	212	198

Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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



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

Extremely Low Income Housing Problems

*** Note: This map will be updated based on more recent data**

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,810	5,362	-
White	20,416	4,081	-
Black / African American	2,036	303	-
Asian	1,805	274	-
American Indian, Alaska Native	263	15	-
Pacific Islander	230	-	-
Hispanic	3,865	539	-
Other – Including Multiple Races – Non-Hispanic	1,195	150	-

Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
 Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

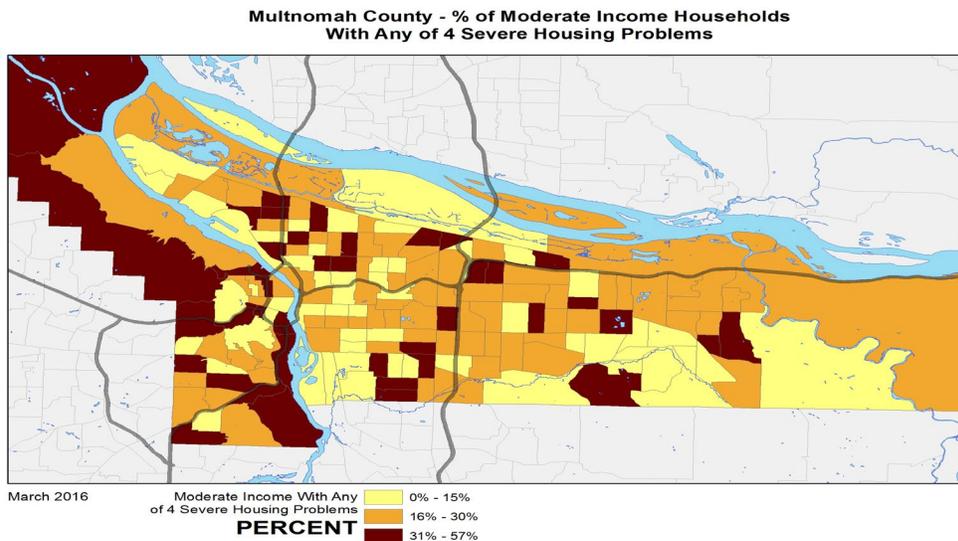
50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,481	20,896	-
White	23,299	15,262	-
Black / African American	2,002	982	-
Asian	1,598	1,195	-
American Indian, Alaska Native	115	203	-
Pacific Islander	170	175	-
Hispanic	3,088	2,250	-
Other – Including Multiple Races – Non-Hispanic	1,209	829	-

Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



Moderate Housing Problem

*** Note: This map will be updated based on more recent data**

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,862	20,740	-
White	8,615	15,873	-
Black / African American	363	820	-
Asian	577	979	-
American Indian, Alaska Native	34	231	-
Pacific Islander	44	105	-
Hispanic	904	1,854	-
Other – Including Multiple Races – Non-Hispanic	325	878	-

Disproportionally Greater Need 80 - 100% AMI

Data 20013-2017 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Within each income bracket, there is at least one racial/ethnic group that is experiencing a disproportionate amount of housing problems. For extremely low income (0-30% AMI) households, 100% of Pacific Islander households and 89% of Hispanic/Latino households experience at least one housing problem, compared with 80% of the jurisdiction as a whole. Amongst low income households (30-50% AMI) 100% of Pacific Islander households and 95% of American Indian/Alaska Native households experience at least one housing problem, compared with 85% overall. Lastly for moderate income households (50-80% AMI) 67% of Black/African American households are experiencing at least one housing problem, as compared with 60% of the general population.

Thirty-four percent (34%) of Multnomah County households earning 80 to 100% of area median income experience one or more housing problems.

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

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

Introduction

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

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,631	9,459	3,973
White	21,212	6,037	2,753
Black / African American	4,724	1,104	267
Asian	2,146	847	511
American Indian, Alaska Native	240	168	69
Pacific Islander	320	-	-
Hispanic	4,316	912	175
Other – Including Multiple Races – Non-Hispanic	1,673	391	198

Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,848	18,311	-
White	11,254	13,215	-
Black / African American	1,447	902	-
Asian	1,134	950	-
American Indian, Alaska Native	174	104	-
Pacific Islander	85	145	-
Hispanic	2,022	2,372	-
Other – Including Multiple Races – Non-Hispanic	732	623	-

Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,290	42,106	-
White	7,146	31,392	-
Black / African American	862	2,118	-
Asian	559	2,250	-
American Indian, Alaska Native	8	312	-
Pacific Islander	80	265	-
Hispanic	1,306	4,044	-
Other – Including Multiple Races – Non-Hispanic	329	1,725	-

Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
 Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,461	29,155	-
White	1,656	22,855	-
Black / African American	174	999	-
Asian	272	1,279	-
American Indian, Alaska Native	-	265	-
Pacific Islander	4	145	-
Hispanic	322	2,437	-
Other – Including Multiple Races – Non-Hispanic	33	1,175	-

Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
 Source:

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Within each income bracket, there are racial/ethnic groups that are experiencing a disproportionate amount of severe housing problems. For extremely low income (0-30% AMI) households, 100% of Pacific Islander households experience at least one severe housing problem, compared with 72% of the jurisdiction as a whole. Among low income (30-50% AMI) households, 62% of Black/African American households, 63% of Pacific Islander households experience at least one severe housing problem, compared with 48% overall. For moderate income households (50-80% AMI) 29% of Black/African American households are experiencing at least one severe housing problem, as compared with 20% of the general population.

Eight percent (8%) of Multnomah County households earning 80 to 100% of area median income experience one or more severe housing problems.

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

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

Introduction

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	194,664	60,829	58,086	4,432
White	157,410	45,977	38,964	3,023
Black / African American	6,218	2,975	6,251	402
Asian	10,811	3,087	3,651	511
American Indian, Alaska Native	1,009	393	389	69
Pacific Islander	669	310	360	25
Hispanic	12,667	5,804	5,986	200
Other – Including Multiple Races – Non-Hispanic	5,880	2,283	2,485	202

Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion

Paying too much for housing, in relation to income, is the single greatest housing-related challenge facing Multnomah County households. Cost burdened households are forced to choose between paying for housing and paying for other necessities like food and health care. Any crisis, from a medical emergency to job loss, can put households with an extreme rent burden at risk of homelessness. Housing quality declines for cost burdened renters, whose landlords have little incentive to rehabilitate rental housing as residents cannot afford rent increases. Cost burdened homeowners also lack the funds to conduct needed maintenance on their property, thereby, reducing the home's value. 37% of Multnomah County households experience a housing cost burden. At 58%, Black/African American households experience a disproportionately greater incidence of housing cost burden, followed by 49% of Hawaiian/Pacific Islander households, and 48% of Hispanic/ Latino households. 19% of Multnomah County households experience a severe housing cost burden, paying more than 50% of their income on housing, including utilities. At 33%, Black/African American households experience a disproportionately greater incidence of severe housing cost burden.

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

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

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

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

Housing problems:

For extremely low income (0-30% AMI) households, 100% of Pacific Islander households and 89% of Hispanic/Latino households experience at least one housing problem, compared with 80% of the jurisdiction as a whole

Among low income (30-50% AMI) households, 62% of Black/African American households, 63% of Pacific Islander households, and 54% of Asian households experience at least one severe housing problem, compared with 48% of all low- income Multnomah County households.

For moderate income households (50-80% AMI) 29% of Black/African American households are experiencing at least one severe housing problem, as compared with 20% of the all moderate-income Multnomah County households.

Thirty-four percent (34%) of Multnomah County households earning 80 to 100% of area median income experience one or more housing problems.

Severe Housing problems:

For extremely low income (0-30% AMI) households, 100% of Pacific Islander households experience at least one severe housing problem, compared with 72% of all extremely low- income Multnomah County households.

Among low income (30-50% AMI) households, 62% of Black/African American households, 63% of Pacific Islander households experience at least one severe housing problem, compared with 48% overall.

For moderate income households (50-80% AMI) 20% of the Multnomah County households experience one or more severe housing problems.

Eight percent (8%) of Multnomah County households earning 80 to 100% of area median income experience one or more severe housing problems.

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

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

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

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

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

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

Introduction

Public Housing units are directly subsidized by HUD and managed by Home Forward. The goal of the Public Housing program is to provide decent, safe, affordable housing to low-income families and individuals, the elderly, persons with disabilities and to encourage successful residency. The public housing program of Home Forward is composed of a portfolio of over 600 apartment homes throughout Multnomah County which are owned and operated by Home Forward. Rents for these properties are approximately 30% of a household's monthly income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area, however most public housing residents earn less than 30% of the median income; seniors and/or persons with a disability make up 66.8% of the heads of households in these units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Housing Units vouchers in use	0	122	615	10,873	1,349	8,536	672	198	91

Table 2 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,793	14,399	13,587	12,013	14,063	12,204	11,473
Average length of stay	0	7	7	6	2	7	4	3
Average Household size	0	1	2	2	2	2	1	3
# Homeless at admission	0	72	28	2,098	408	991	639	60
# of Elderly Program Participants (>62)	0	29	229	3,480	281	2,929	270	0
# of Disabled Families	0	90	411	7,309	851	5,753	658	47
# of Families requesting accessibility features	0	13	147	310	219	86	5	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 3 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	103	435	6,567	888	4,983	524	108	64
Black/African American	0	16	135	3,730	442	3,044	135	84	25
Asian	0	1	39	451	39	401	6	2	3
American Indian/Alaska Native	0	5	97	546	97	373	31	36	9
Pacific Islander	0	1	11	140	24	101	6	9	0
Other	0	0	0	0	0	0	0	0	0

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

Table 4 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	102	976	227	671	35	33	10
Not Hispanic	0	119	513	9,940	1,192	7,865	637	165	81

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

Table 5 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Home Forward currently has 18 accessible units across the Public Housing program. This is approximately 3% of all units. HUD requires Public Housing Authorities (PHAs) to have a minimum of 5% of public housing unit's wheelchair accessible. As Home Forward has continue with Public Housing Preservation under HUD's Rental Assistance Demonstration (RAD), the number of available Public Housing units has decreased as conversions occur. The units, including ADA units, are not removed from availability but reported under Project-Based Housing Choice Voucher units. As Home Forward has redeveloped and rehabilitated properties, they have tried to exceed the 5% threshold in order to further expand the number of accessible units in the program. In Home Forward's attached ADA Unit Development Plan, it details the number of accessible units and their location. Home Forward's waiting lists maintain a preference for households who need wheelchair accessible units. Unlike the rest of the general waiting list, this preference is open indefinitely. This allows the agency to more easily house families/individuals who need the features of an ADA accessible unit. Currently the average wait time for an ADA accessible unit is 3 years with a range of 6 months to 10 years depending on the property. There are shorter wait times for larger (3-4 bedroom) units with the average wait being 1.7 years and longer wait times for 1 and 2 bedroom units with an average wait time of 4 years. As the agency looks at future development of additional accessible units (which will be necessary for our aging population) the focus will likely be on smaller bedroom sizes. For the Housing Choice Voucher program, less than 1% of the households currently on the waiting list identified as having sight, hearing or mobility impairments.

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

The Public Housing waiting lists currently reflect 9,170 unduplicated applicants. There are 29 site based waiting lists (lists are maintained by bedroom sizes so there may be two or more lists at a single property) within the Public Housing program. The average wait for Public Housing applicants is 11.5 years with wait times ranging from 6 months to 20 years. Public Housing family properties with larger bedroom sizes tend to have the longest wait times (an average of 12 years) with high-rise complexes comprised of smaller bedroom units having shorter wait times (an average of 8 years.) Regarding the Housing Choice Voucher (HCV) program Home Forward opened its waiting list most recently in 2016. More than 16,000 people applied; 3,000 were selected through a lottery process to be placed on the waiting list. As of March 2021, 846 households remain on the waiting list and are representative of all types of low-income populations - working families, seniors, disabled, homeless families and individuals, etc. The HCV wait list is not kept by family or unit size. Applications for the voucher program do not inquire as to the family size/bedrooms needed; the need as to numbers of bedrooms isn't assessed until the applicant is selected and the initial intake/eligibility packet is sent for the household to complete. The HCV program is intended to address the needs of households with incomes below 50% MFI,

however 74.9% of applicants report having incomes between 0 – 30% MFI. Based on incomes served and wait times there is clearly a need for more deeply subsidized housing within the county of all bedroom sizes. The greatest need is for larger units with 2 or more bedrooms, particularly in the region’s current housing market, which has seen record low vacancy rates and record high rental rates.

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

The needs of households on the waiting list have not been analyzed separately, however, their demographics are likely similar to the demographics of current residents of public housing and Section 8 tenant-based rental assistance. Home Forward program residents have lower incomes and are more likely to be a household of color than the extremely low-income population at large. The average annual income of residents in the two largest programs – tenant-based vouchers and public housing, is less than \$13,650 per year.

Discussion

N/A

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

Introduction

This section describes the nature and extent of homelessness in Portland, Gresham, and Multnomah County in the form required by HUD. It uses data from the Homeless Management Information System (HMIS), maintained by the Portland Housing Bureau on behalf of the Portland/Gresham/Multnomah County Continuum of Care (CoC) (OR-501). It also relies heavily on data, analysis, and key findings from the 2019 Point in Time Count of Homelessness for Portland and Multnomah County, with limited comparison of those findings to similar findings from the 2015 and 2017 point in time counts. The Consolidated Plan geography directly correlates to the OR-501 CoC geography. The full 2019 Pit Count can be found at:

[2019 Point-in-Time Count of Homelessness in Portland/Gresham/Multnomah County](#)

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

Families: 8% of the county's overall homeless population and 63% of homeless populations of color are persons in families with children. The number of unsheltered families with children decreased by 65 people (84%) compared with the 2017 count. Children: There are 192 homeless children under the age of 18 in Multnomah County. Only 6 are unsheltered, a 88% reduction from 2017. Seven of the children are unaccompanied and the rest are in families. Unaccompanied youth: There are 476 unaccompanied youth ages 24 and younger in Multnomah County. One-third are unsheltered. Women: 35% of the homeless population is adult women. The number of unsheltered women decreased by 157 (10%) compared with the 2017 count.

The 2019 point-in-time 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.

Homeless populations of color are more likely to be families with children than the overall homeless population. Among the 2019 HUD Homeless populations of color, 63% are persons in families with children. In comparison, 8% of the overall HUD Homeless population is persons in families with children.

Many culturally specific communities are unlikely to be counted in the point-in-time count because of cultural barriers that prevent people of color experiencing homelessness from utilizing mainstream

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

Nature and Extent of Homelessness: (Optional)

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

Data Source: 2015 PIT Count

Note: JOHS will be updating the above table with more recent data & context

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

According to a 2018 study by Portland State University’s Homelessness Research and Action Collaborative, it is estimated that over 38,000 people experienced homelessness in the tri-region in 2017, with nearly 108,000 people experiencing housing instability. The proportion of individual adults to families varies by shelter type, with lower percentages of families with children in the unsheltered population. This reflects our community’s commitment to provide year-round shelter to all families with children who seek it. Due to this commitment we saw an 84.4% decrease in the number of unsheltered families with children from 2017. 12 individuals in families with children were unsheltered (a total decrease of approximately 50% in the number of people in families with children sleeping outside, in shelters, or in transitional housing and an 88.2% decrease in the number of unsheltered children compared to 2017). In 2017, the count identified 77 unsheltered persons in families with children (including 51 children) and they made up 4.6% of the unsheltered population; in 2019, the count tallied 12 unsheltered persons in families (including 6 children) and they make up .6% of the unsheltered population.

In 2019, there was a significant decrease in the number of people in chronically homeless families with children compared with 2015. There were seven people in chronically homeless families in 2019, compared to the 34 people in 2015. Some of this reduction is likely due to Joint Office of Homeless Services ongoing investment in year-round family shelter and an increase in prevention programs enrollments.

The number of families with children in emergency shelter and transitional housing decreased from 2017 due to the ongoing investment in permanent housing for families. From 2017 to 2019, the number of permanent housing “beds” for families increased by over 500. In 2019, 19% of the emergency shelter population was persons in families with children, compared with 23.4% in 2017. An even more dramatic reduction took place among transitional housing residents: in 2019, 5.4% of the transitional housing population was persons in families with children, compared with 22.1% in 2017. In contrast, many more families enrolled in prevention projects in 2019. Where roughly 1,270 people in 330 families enrolled in prevention services on Jan. 31, 2017, some 2,140 people in 580 families enrolled in prevention on the same day in 2019. It is important to be clear that this reduction in transitional housing did not result in an increase in unsheltered homelessness. Rather it reduced overall homelessness, especially among families, by increasing the number of people who gained access to permanent housing

Low income families at risk of homelessness are most in need of housing assistance. Data on sheltered homeless veterans is based on local data submitted to the 2019 Annual Homeless Assessment Report Veteran Supplemental Report (AHAR-VET). The AHAR Veteran Supplemental Report is a report to the U.S. Congress on the extent and nature of homeless veterans in America, prepared by the Department of Housing and Urban Development (HUD). It provides nationwide estimates of homelessness, including information about the demographic characteristics of homeless veterans, service use patterns, and the capacity to house homeless veterans. Once published, the 2019 AHAR Veteran Supplemental Report can be found on HUD’s Homeless Resource Exchange (<http://www.hudexchange.info>). Local providers for the Supportive Services for Veterans Families (SSVF) program served 33 families with SSVF rapid rehousing assistance during the 2019 calendar year, and as of April 2019 an additional 22 families of veterans are engaged in housing services.

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

As a whole, communities of color are over-represented in the homeless population by 11% compared with the overall population of Multnomah County. People of color were 38% of people counted in the 2019 point in time count, though they make up only 30% of all people in Multnomah County. The extent of the overrepresentation varies by community. African Americans are overrepresented by 16% in the HUD Homeless population compared with their percentage in the overall population, and by 12% compared with their representation in the county’s population in poverty. American Indian/ Alaska Natives are over-represented by 11.6 % compared with their representation in the overall population in the county. Native Hawaiian/ Pacific Islanders are over-represented by 3% compared with their representation in the overall population, a 2% increase when compared to 2015. Other communities of color do not have higher representation in the HUD Homeless population compared with their percentages in the population as a whole and the population in poverty. However, if we broadened the

definition of homelessness beyond the narrow definition that guides the point-in-time count, almost all communities of color would be over-represented in the homeless population.

The extent of overrepresentation also varies significantly by household type. Among households experiencing homelessness with only adults (who make up 91% of the HUD-homeless population in Multnomah County), 61% are White/Non-Hispanic and 36% are people of color. Conversely, among households experiencing homelessness with children (7.9% of the HUD-homeless population in Multnomah County), only 35% are White/Non-Hispanic and 63% are people of color. African Americans (alone or in combination with another race or ethnicity) make up 30% of homeless families, and only 15% of homeless adults without children. Similarly, American Indian/ Alaska Natives make up 16% of homeless families and 11% of homeless adults without children. In addition, Hispanic/Latinos make up 15% of homeless families and only 9% of homeless adults without children.

Since 2017, there were disproportionate increases among women, people with disabilities, people age 55 and older and most communities of color. The most significant of all increases was a 64% increase (108 people) among African Americans. There were also increases among American Indian/Alaskan Natives (24%; 50 people), Native Hawaiian/Pacific Islanders (90%; 28 people), Asians (88%; 14 people), and Hispanic/Latinos (4%; seven people). The number of Whites increased by 13% (166 people).

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The count did not capture comprehensive information on people sharing the housing of others for economic reasons (a situation frequently referred to as "doubled up"). An analysis of available data suggests that there are more than three times as many people living doubled up in Multnomah County on a given night than the more narrowly defined homeless population included in the count. In a separate count of homeless students living with their families conducted by three of Multnomah County's school districts on Jan. 23, 2019, 764 homeless students were identified as living in doubled-up situations. That number is consistent with long-standing data indicating that the substantial majority of homeless families are living involuntarily doubled up, rather than on the streets or in shelter. If we also include the thousands of individuals and families who were doubled up for economic reasons, an estimated 16,344 people were homeless in Multnomah County on the night of the count.

Compared to the last comprehensive point-in-time count, conducted in February 2017, the unsheltered number has increased while the emergency shelter and transitional housing numbers declined. The

emergency shelter and transitional housing numbers are a reflection of our system's service capacity, which has actually increased since 2013. Within the overall numbers, however, there are some important variations. Most notably, the count shows troubling increases in homelessness for specific populations including communities of color, unsheltered individual adults with one or more disabling conditions, and chronically homeless adults.

Information on additional populations:

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.

Discussion

Multnomah County's ongoing challenges with homelessness can be attributed to the combined economic challenges of high housing costs, low vacancy rates, stagnant wages, and high levels of unemployment among some of our community's most vulnerable populations. The A Home for Everyone Coordinating Board, the local CoC Board, will provide ongoing monitoring of homeless needs and recommended strategies for addressing them throughout the duration of this Consolidated Plan.

Special consideration is given to geographic distribution, length of homelessness, migration, cultural needs, influence of race and doubling up. The unsheltered population is distributed throughout the county. While downtown Portland continues to be the location with the high percentage of people experiencing unsheltered homelessness, the greatest increases in recent years are in Gresham and East County.

Length of homelessness: 30% of the unsheltered population has been homeless a year or less, including 16% who have been homeless for six months or less; 49% have been homeless for more than two years. The number of unsheltered homeless who have been homeless for more than two years increased by 332 (22%) compared with 2017.

Migration: 51% of the unsheltered population has lived in Multnomah County for more than two years. Among unsheltered respondents who have been here for less than two years, 190 were homeless when they came here. Data shows many of these individuals were drawn to Multnomah County because of friends, family ties or perceived job opportunities.

People of color in Multnomah County experience high rates of housing instability and homelessness due to their disproportionately high rates of poverty and unemployment. But homelessness within communities of color frequently does not fit the narrow definition that is used for the point-in-time count. Communities of color are more likely to be doubled up than sleeping on the streets or in shelters. Communities of color are also more likely to need and receive rapid rehousing services. As a result of these patterns, many people of color tend to rely on churches, family, friends, and the broader community for help rather than accessing mainstream service systems. Because of cultural norms that emphasize the importance of helping community members in need, communities of color are disproportionately likely to double, triple, or quadruple up before allowing community members to end up on the streets or in shelters. This is reflected in the doubled-up data provided by Multnomah County's school districts. Thirty-one percent of doubled up students on the night of the count were people of color. The point-in-time count definition of doubled-up is guided by HUD's definition of homelessness, which only includes households who are unsheltered, in emergency shelters, or in transitional housing. Far more people in our community are without homes, living doubled up with friends or relatives for economic reasons. Supplemental data suggest the doubled-up population is more than three times the size of the HUD Homeless population, and the doubled-up population is disproportionately made up of children, youth, families, and people of color. Being doubled up rather than on the streets or in shelter does not mean that a family's housing is safe or stable. Culturally specific providers frequently find multiple families crowded into substandard one-bedroom apartments, creating overcrowded, unsanitary and unhealthy conditions. Providers report that families living in such conditions are at greater risk of domestic violence and sexual abuse. The unstable and overcrowded conditions can also make it difficult for adults to maintain ongoing employment and can cause children to disengage from school.

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

Introduction

The Consortium recognizes that some populations are more vulnerable than others based on advanced age, disability status, and/or living in economic poverty. This section summarizes estimates of the number of persons who are not homeless, but require supportive housing, including seniors (defined as 55 and older), frail seniors (defined as senior persons who require assistance with three or more activities of daily living – ADLs such as bathing, walking and performing light housework). Vulnerable populations also include persons with mental, physical and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS, and their families, homeless youth, persons discharged from institutions, victims of domestic violence.

HOPWA information is included for jurisdictions of the City of Portland, City of Gresham and Multnomah County. In addition to our Consortium jurisdictions, our HOPWA program is inclusive of the entire Portland Eligible Metropolitan Statistical Area (EMSA), covering seven adjoining counties in Northwest Oregon and Southwest Washington. There are special housing needs and supports for the following populations: elderly and frail elderly, persons with mental or physical and developmental disabilities, Veterans, persons with drug or alcohol dependency, survivors of domestic violence, homeless youth, persons living with HIV/AIDS, and persons discharged from institutions. Those needs are described for each population.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,911
Area incidence of AIDS	69
Rate per population	0
Number of new cases prior year (3 years of data)	210
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,688
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	112

Note: JOHS will be updating the data for these two tables

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	221
Short-term Rent, Mortgage, and Utility	70
Facility Based Housing (Permanent, short-term or transitional)	458

Describe the characteristics of special needs populations in your community:

Seniors and Frail Seniors: The number of seniors and frail seniors (those requiring assistance with more than three ADLs) is increasing in proportion to other populations based on the aging of the large Baby Boom demographic that includes those born between 1946 and 1964. According to the 2019 Poverty in Multnomah County Report, the poverty rate among seniors (defined in the report as ages 55 and over) grew by 10% since the 2014 report which had reported a 25% increase from 2000-2010 . Given that the Portland Metro area’s senior population is expected to grow significantly over the next two decades, so will the number of older adults living in poverty or experiencing a disability. Seniors of Color (22%) are at a particularly high risk of living in poverty. They experience poverty at a rate twice that of White seniors (9%). The 2019 Point in Time Count documented the growth of seniors in homeless populations, indicating a significant aging trend in the HUD homeless population. In 2019, the percentage of people 55 and older grew to 23% (939 people), a 15% increase from 2017. This is consistent with federal data showing an increasingly elderly HUD homeless population.

Physical or Developmental Disabilities: The 2019 Poverty in Multnomah County report estimates 13% of the total county’s population experiences disability, with communities of color comprising 26% of all people with disabilities in Multnomah County. Disability is a significant cause of poverty, with national data indicating people with disabilities are less likely to be employed than the general population which puts them more at risk of housing instability. People with disabilities in poverty (28%) are overrepresented in the total population of people in poverty (16%) . The main categories of those with a disability; are persons living with a physical disability, developmental disabilities and mental health. Poverty can exacerbate and contribute to physical and mental health issues, including chronic health conditions. People with disabilities can face significant barriers to income and other safety net services. Many with special needs require support services to both access and maintain housing.

Veterans: Our local plan prioritizes resources for Vets and we have strong partnerships and strategies in place to outreach to and identify Vets, assess their needs & connect them to appropriate resources. The State of Oregon estimates that one out of every 12 Oregonians is a military Veteran. The Oregon Office of Disability and Health reports that 15.3 % of Oregon’s veterans are living with a disability, which is higher than the national rate of 12.25 of veterans with a disability. Veterans in Oregon are also twice as likely, to die by suicide, than Oregon’s general population.

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

Homeless Youth: A total of 476 youth ages 24 and younger meet HUD’s definition of homelessness. Nearly one-third (30%) are unsheltered, over half (54%) are in emergency shelter, and 16% are in

transitional housing. Over half (54%) are youth of color. Only seven are unaccompanied youth under the age of 18.

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

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

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

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

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

Frail/Seniors: Multnomah County’s Department of Aging and Disability services makes health and aid resources available. Housing needs are addressed by Home Forward, non-profits or private market assisted housing.

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

Persons with Drug and Alcohol Dependency: Multnomah County’s Health Department houses the Mental Health and Addiction Services Division (MHASD) and coordinates with the justice system and

lead social services organizations such as Central City Concern and Impact NW. MHASD provides a range or continuum of addictions services, including detoxification, residential, methadone treatment, and general outpatient care to individuals who are living at 200% of the FPIG or below. The County provides addictions treatment by subcontracting with multiple addiction services providers.

Domestic Violence: Efforts to house victims of domestic violence are led by Multnomah County's Domestic Violence Prevention Office. There are 3 shelters to safely house domestic violence survivors as well as motel vouchers to offer short-term housing for survivors. There are no DV shelters in east Multnomah County or Gresham.

Homeless Youth: Oregon Legislature SB 808 was passed, which requires a transition plan to independent living for youth ages 16 and older who are released from DHS care. Efforts to end family and youth homelessness are led by the Homeless Family System of Care and Homeless Youth Oversight Committee, both funded by Multnomah County/City of Portland. To address the housing needs of youth they fund programs in primarily the following four agencies: Janus Youth Programs, Native American Youth & Family Center, New Avenues for Youth and Outside In.

Discharged: Discharge planning to housing and supportive services includes coordinated entry and Assertive Engagement designed to reduce wait time & client travel and increase access with focus on client choice and housing first. Oregon Legislature SB 808 requires a transition plan to independent living for youth ages 16 and older who are released from DHS care and custody. All Community Corrections departments from 36 counties in Oregon have access to the Level of Service/Case Management Inventory (LS/CMI) system. The system is a tool to support individuals experiencing homelessness who are released from an institution to more successfully reintegrate into the community and connect to housing and services.

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

HIV in the Portland EMSA disproportionately affects people of color. Blacks/African Americans in the EMSA are two-times overrepresented among HIV incidence and three-times overrepresented among HIV prevalence (5.9% and 9.0%, respectively, compared to 3.0% of the general population). This disparity for the Black/African American population has been longstanding in the Portland EMSA. Latinx have been increasingly overrepresented among HIV incidence, in 2018 accounting for 30.1% of new diagnoses. This percentage is 2.5 times that of Latinx representation in the general population—up from just under twice their proportion in the general population in 2017. Within the Portland EMSA, the majority of PLWH reside in Multnomah County, with the remainder spread throughout the EMSA. Other populations disproportionately burdened by the HIV epidemic include those who are unstably housed and persons with a history of incarceration. Compared to the general population, PLWHA are 21 times

more likely to be homeless, 56 times more likely to have been incarcerated, and 2.7 times more likely to have severe mental illness.

TBRA programs operate with the goal that clients will secure income through employment or social security. Partner agencies and organizations include Cascade AIDS Project (CAP).

CAP is the largest provider of HIV/AIDS services in the EMSA. Among other activities, CAP provides case management to 59 units of HOPWA funded permanent supportive housing at various sites. CAP also partners with Home Forward and Washington County. Additionally, they also partner with other public and private non-profit agencies to work with those facing multiple barriers, such as PLWHA exiting the criminal justice system, PLWHA with mental health diagnoses who need permanent supportive housing, and PLWHA experiencing chronic homelessness.

Multnomah County Health Department enjoys a longstanding collaborative relationship with the City of Portland's HOPWA program, allowing for coordination of resources and funding to maximize the efficiency and benefit of public dollars. The County administers the Ryan White Part A fund, and the STD/HIV/Hepatitis C Program. The County also runs an African American Sexual Health Equity Program (AASHEP), and a number of evidence-based interventions to reduce transmission between men.

Clark County Public Health (CCPH) operates a housing case management program and a transition-in-place housing program.

Discussion:

The housing needs for special need populations is varied and the supportive services are tailored to respective needs. Low income at risk families, recent immigrants and refugees also have special housing needs. Low income households are referred to 211 for options including Home Forward the Public Housing Authority of Multnomah County for vouchers, short term rent assistance and other affordable housing. Recent immigrants and refugees coming to Multnomah County are linked to Catholic Charities, IRCO and other organizations for short term assistance and housing placement.

A Home for Everyone Resource Advisory Committee works to support the needs of special populations. Our local plan prioritizes investments for highly vulnerable populations: families, youth, Veterans, DV survivors and people experiencing chronic homelessness. Reviewers assess and score projects that serve high-priority populations (including those with high-service needs and consistent with Opening Doors and local CoC priorities) using a rating and ranking process. Performance outcome data is used from APRs and local HMIS reports and survey responses. Criteria includes: 12-mo. housing retention, HMIS data quality, % permanent destination at exit, full grant spend-out and CoC participation. Other criteria assesses more granular-level effectiveness of projects that serve different types of vulnerable populations, including: effective program design, cultural responsiveness, use of Housing First, consumer engagement and prioritization by vulnerability. Those who come through the DV system are assessed with the Safety & Stabilization tool, connected to DV housing & services and may be referred

to 211 or homeless providers to access eligible services. As required by HUD & VAWA, client data is not shared between DV & HMIS data systems.

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

Describe the jurisdiction's need for Public Facilities:

Oregon has in place statewide goals that are achieved through local comprehensive planning. State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. Consequently, Portland Consortium has recent Comprehensive Planning and Needs Assessment Plan(s) that provide a thorough analysis of are public facilities needs and local strategies to address the needs.

City of Portland's need for public facilities are outlined in the City of Portland 2035 Comprehensive Plan and in the Citywide Systems Plan (CSP) includes information on current and future transportation, water, sanitary sewer, and storm water infrastructure needs and projects. Details can be found at:

- **Public Facilities Goals & Policies:**
https://www.portland.gov/sites/default/files/2019-08/08_public_facilities.pdf
- **Citywide Systems Plan (for public facilities, infrastructure planning, parks & other needs)**
<csp-w-dot.pdf> (portland.gov)

City of Gresham need for public facilities are outlined in the Capital Improvement Program (CIP). Gresham's CIP is a 5 year forecasted estimate which identifies major projects requiring the expenditure of public funds over and above routine annual operating expenses. The City identifies capital improvement needs and allocates available funds for the installation or improvement of projects for each relevant program area. The eight program areas in the 2020/21 to 2024/25 CIP are:

1. Wastewater Collection and Treatment Plant
2. Water
3. Transportation
4. Footpaths and Bikeways
5. Parks, Trails and Open Spaces
6. General Development
7. Stormwater
8. Urban Renewal

Details can be found at:

- [Comprehensive Plan | City of Gresham \(greshamoregon.gov\)](http://greshamoregon.gov)
- [Capital Improvement Program | City of Gresham \(greshamoregon.gov\)](http://greshamoregon.gov)

Multnomah County's CDBG Consortium cities of Troutdale, Wood Village, Maywood Park, and Fairview all have city planning documents, which outline the need for new public facilities or describe renovation plan for current municipal facilities:

- **Fairview Plan:** <https://fairvieworegon.gov/DocumentCenter/Home/View/1461>
- **Maywood Park Plan:** [Maywood Park Comprehensive Plan \(municipal.codes\)](#)
- **Troutdale Plan:** [cc draft - version 3 executive summary.pdf \(troutdaleoregon.gov\)](#)
- **Wood Village Plan:** [COMPREHENSIVE-PLAN-2017-Final.pdf \(woodvillageor.gov\)](#)

The Multnomah County at large has a robust facilities & property management departments that manages and plans for Countywide public facilities need. Details can be found at:

- [About Facilities & Property Management | Multnomah County \(multco.us\)](#)

How were these needs determined?

All jurisdictional partners have robust citizen participation plans in place. Regardless of the nature of the analysis (be it housing or community economic development), the process is iterative and goes through advisory/oversight bodies or committees prior to final approval by the respective City County/county Board.

The determination of needs usually begins with background reports, scoping the assessment and publication of draft needs reports. This is followed by a citizen review period and preliminary hearings at relevant commissions. The citizen input is not limited to review of draft. Based on time and resources, citizens are engaged through surveys, focus groups, expert interviews and through are culturally specific services providers. Based on language access plans, documents are translated to enhance opportunities of people with limited English proficiencies to comment.

All plan documents are eventually adopted by ordinances/resolutions by the respective City Council/County Board.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The need for affordable housing in Multnomah County is high, related to the region's fast-growing population, stagnant incomes, rising housing costs and some of the lowest vacancy rates in the nation. Based on the data provided here and in the City of Portland's 2019 State of Housing Report, the following housing strategies are being considered by the Portland Housing Bureau and the State of Oregon:

- Bolstering tenant protections from no-cause evictions and further protections for low-income renters
- Strengthen rental inspection programs
- Preventing displacement
- Development of as many as 2,000 Permanent Supportive Units by 2028
- Continuation and expansion of homeownership programs
- Continuation and expansion of funding for affordable housing development programs
- Increased use of programs that engage the private development community to develop affordable housing.

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

Introduction

Single-family detached homes, the most common type of housing nationally, are common in Multnomah County neighborhoods and account for 55% of the housing stock. The majority of units are 2 or 3 bedroom owner occupied units, although Multnomah County also has a large number of 20 or more unit buildings accounting for 20% of the stock.

The number of renter-occupied units are increasing in Multnomah County. From 2010 to 2014, renter occupied units increased by 11%. The number of housing units overall in Multnomah County continues to increase each year, with multifamily developments representing the bulk of new additions to the housing stock. In 2017, annual production and permitting levels peaked higher than at any point in the last 16 years. Multifamily permitting in 2017 set a historic high at over 6,000 permits. Production peaked to 8,000 in 2017. In 2018, both permits, and production saw a decrease. In 2019, the multifamily production decreased further to 2,343 in spite of higher number of permits. This decrease resembles the pre-2017 and pre-recessionary levels. It is likely that increasing construction and labor costs and tariff uncertainties were contributing to declining unit production and permitting. This phenomenon was not only seen in Multnomah County but also in surrounding Washington County and Clackamas County. Single-family permits and production have remained consistent with recent years and have not risen to the pre-recessionary level. In 2019, there were 693 permits and 546 units produced. Most of the new multifamily units continue to be focused in the Hollywood, Interstate Corridor, and Northwest neighborhoods. In 2019, there was dramatic decrease in the units produced in the Central City. In 2019, single-family units are focused in the Interstate Corridor and Lent-Foster neighborhoods. The table " All Residential Properties by Number of Units" is inclusive of Multnomah County residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	196,591	55%
1-unit, attached structure	16,823	5%
2-4 units	30,252	8%
5-19 units	39,018	11%
20 or more units	70,327	20%
Mobile Home, boat, RV, van, etc	6,355	2%
Total	359,802	100%

Residential Properties by Unit Number

Data Source: 2019 ACS

Unit Size

	All Units	
	Number	%
No bedroom	28,803	8%
1 bedroom	58,069	6%
2 bedrooms	105,036	29%
3 or more bedrooms	167,894	47%
Total	359,802	100%

Unit Size

Data Source: 2019 ACS

Tenure

Tenure	Number	%
Owner- Occupied	184,222	55%
Renter-Occupied	153,681	45%
Total	337,903	100%

Tenure

Data Source: 2019 ACS

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

Approximately 7.4%, or 26,625 units, of Multnomah County’s housing stock are assisted. These units are restricted to long-term occupancy of income-eligible households (those earning at or below 80% of area median income) through resale or rental restrictions. The City of Portland’s asset portfolio of assisted housing projects is made up of 16,000 units. Ninety-four percent of these units are restricted to households earning 0 to 60% of area median income through rental restrictions. 2,692 of the units are restricted to households earning 0 to 30% of area median income.

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

Multnomah County is at risk of losing existing assisted units due to the expiration of subsidies and regulatory agreements. Twenty-two projects in the City of Portland, with a total of 609 units, face expiring use restrictions between now and the end of 2025. It is likely that not all of the owners will transition the units to market-rate housing, but the expirations of these subsidies and restrictions are an ongoing consideration when attempting to grow the City’s affordable housing stock.

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

The current housing supply does not meet the needs of the population in Multnomah County. One way to measure the proportion of housing needs that are being met is to compare the number of households that fall in a given income range with the number of units affordable to households within that income range. Using HUD's Comprehensive Housing Affordability Strategy (CHAS) data, we can assign a number to the affordability gap (expressed as the relation between the number of households within a defined income group and the number of housing units that would be, in theory, affordable to these incomes). In Multnomah County, there is currently a housing shortage of 25,930 affordable units.

Describe the need for specific types of housing:

Based on analysis of the data in the Needs Assessment and Market Analysis, Multnomah County needs more affordable rental housing. Extremely low-income households are particularly cost-burdened and in need of assisted housing. Among renters and homeowners, the most prevalent housing problem is housing cost burden which is having a housing cost burden higher than 30% of income. 49% percent of renter households are cost burdened and 28% of owners experience this housing problem. While the amount of substandard housing in Multnomah County is a small (4,628 units) it is primarily occupied by extremely low-income renters. Substandard housing is defined by HUD as housing lacking complete plumbing or kitchen facilities. 52% renter households living in substandard housing earn 0 to 30% of area median income.

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

Introduction

Portland and Multnomah County have a significant affordable housing problem. This is evident in the disparity between median income of renters and owners as well as disparities in the income of Whites and People of Color. The gap between household income and housing costs continues to burden households and demands that we continue to address housing affordability

During 2017 and 2018, average rents increased by 2 percent. In 2019 rents increased to 4.3 percent and the average rental unit charged \$1,491 per month, which is \$61 higher than the previous year. All unit types increased in rents in 2019, however the increases seem to be greater among the larger units. Two- and 3-bedroom units on average increased by 4.7 and 4.5 percent, respectively. The vacancy rates on average decreased from 7.1 percent in 2018 to 6.4 percent in 2019

Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	275,300	422,500	53%
Median Contract Rent	839	1,312	56%

Cost of Housing

Data Source: 2010 1-Yr ACS and 2019 1-Yr **(This data will be verified)**

Rent Paid	Number	%
Less than \$500	8,121	5%
\$500-999	27,968	19%
\$1,000-1,499	59,058	39%
\$1,500-1,999	34,544	23%
\$2,000 or more	19,873	13%
Total	149,564	100.0%

Rent Paid

Data Source: 2019 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	12,705	No Data
50% HAMFI	25,110	-
80% HAMFI	72,925	-
100% HAMFI	No Data	-
Total	110,740	-

Housing Affordability

Data Source: 2008-2012 CHAS **(This data will be updated)**

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,192	1,289	1,495	2,157	2,625
High HOME Rent	1,028	1,103	1,326	1,522	1,679
Low HOME Rent	806	863	1,036	1,197	1,366

Monthly Rent

Data Source: 2020 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not currently sufficient housing for all income levels. In Multnomah County, there is currently a housing shortage of 25,930 affordable units. Extremely low-income renter households are particularly cost-burdened and in need of assisted housing.

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

Compared to 2015 and 2016, Portland and Multnomah County saw a smaller increase of average rents in 2017 and 2018. During this period average rents increased by 2 percent. The second quarter of 2019 showed overall rent growth increasing to 4.3 percent. However, the second quarter of 2020 shows rents decreasing from previous year by -1.6 percent. In 2020, the average rental unit charges \$1,461 per month, which is \$14 lower than the previous year. The changes in average rents were different for different unit types, the increases were mostly among larger units. Two- and 3-bedroom units have increased on average by 1.0 and 4.5 percent respectively. On average the vacancy rates have increased from 6.4 percent in 2019 to 11.1 percent in 2020. Vacancy rates were higher for the studio and 1-bedroom units compared to 2-bedroom and 3-bedroom units.

The following neighborhoods across the city saw decreases in average rents: Belmont-Hawthorne-Division, Central City, Forest Park, Northwest, South Portland and Woodstock. On the other hand, the following neighborhoods saw rent increases above 5 percent: Hayden Island, Parkrose, Raleigh Hills and West Portland. On average, rent for 3-bedroom units increased the most (more than 5 percent) in Belmont, Parkrose, Pleasant Valley, Raleigh Hills and St. Johns. Woodstock was the only neighborhood to see a significant decline in this category (by 10 percent).

Between 2014 and 2019, the median home sales price in Portland and Multnomah County increased 26 percent or over \$88,638. The median home sales price exceeded \$400,000 in close to two-thirds of the neighborhood in the city and Multnomah County in 2019 compared to under half of the neighborhoods in 2016 when measured in 2019 dollars.

As in the previous year, the neighborhoods in East Portland and near east: 122nd-Dvision, Centennial-Glenfair-Wilkes, Gateway, and Lents-Foster showed the most significant increase in median home sales price (between 43 to 57 percent). Hayden Island, Parkrose-Argay, Pleasant Valley, and St. Johns neighborhoods showed significant increase. Increases in home prices in the last five years in many East Portland neighborhoods raises serious concerns about the displacement and housing stability. Most of them increased by more than 32 percent in the last five years. On the other hand, three neighborhoods with already home sales price—Central City, Forest Park-Northwest Hills, and Northwest—showed slower increase as they increased only by 3, 7 and 6 percent, respectively

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

The U.S. Department of Housing and Urban Development (HUD) has recently released its 2021 Fair Market Rent (FMR) figures for the Portland MSA, which includes Multnomah, Washington, Clackamas, and Clark counties. As described in the city of Portland’s State of Housing report, these new figures from HUD reflect the dramatic increases in rents we have seen in the area across all unit sizes. Increasing rents, of course, require increasing wages to maintain affordability. Based on the 2020 FMR of \$1,495 for a two-bedroom unit, a person working 40 hours a week would need to earn \$28.75 per hour in order to spend no more than 30 percent of their income on housing costs. Someone working at current minimum wage would need to work over 1.5 full time jobs in order to afford a two bedroom apartment at FMR.

Discussion

Although 7.4 percent or 26,625 units within Multnomah County are restricted as affordable, there still exists a significant number of households which experience a housing cost burden. The assisted housing inventory may experience a reduction of several hundred units as restrictions terminate during the Consolidated Plan period. While the units are unlikely to convert to market units, the restructure and/or recapitalization of these projects is likely to require additional public subsidy.

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

Introduction

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

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

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

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

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

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

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

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	50,485	30%	76,880	53%
No selected Conditions	121,245	70%	186,790	47%
Total	172,890	100%	145,280	100%

Condition of Units

Data Source: 2013-2017 CHAS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2010 or later	6,354	3%	14,635	10%
2000 - 2009	18,241	10%	15,667	10%
1980-1999	29,263	16%	36,782	24%
1960-1979	36,913	20%	40,813	27%
1940-1959	38,957	21%	19,117	12%
Before 1939 or earlier	54,494	30%	26,667	17%
Total	184,222	100%	153,681	100%

Year Unit Built

Data Source: 2019 ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	130,364	70%	86,597	56%
Housing Units built before 1980 with children present	6,894	4%	7,773	6%

Risk of Lead-Based Paint

Data Source: 2019 ACS (Total Units) CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	400	474	874

Vacant Units

Data Source: MLS

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

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

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

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

Discussion

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

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

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

Introduction

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

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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	130	645	11,779	1,419	8,842	1,045	244	229
# of accessible units									

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

Table 6 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

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

Home Forward's Asset Management Department conducts periodic capital needs assessments of the entire portfolio and projects are prioritized based on scope of need. This allows for future planning

around staff capacity/workloads and securing any necessary funding. In the interim, the ongoing repairs and maintenance of PH units remains a challenge as Public Housing Capital and Operating funds which flow from HUD for this purpose continue to shrink. Despite that fiscal challenge, Home Forward staff have been able to address physical and habitability repairs in keeping with HUD standards. Table 39 is a chart of Home Forward’s Real Estate Assessment Center (REAC) scores for the past three years. These scores are the result of independent inspections completed by contractors through HUD. A score of 90-100 denotes a property that is on a triennial inspection, a score of 80-89 denotes a property that is on a biennial inspection and a score of 79 and below is a property that is on an annual inspection. A passing score is 60 or above. A score below 60 is referred to HUD’s Enforcement Center. All Home Forward Public Housing properties have exceeded the passing rating and most are on a triennial or biennial cycle of inspections.

Public Housing Condition

Public Housing Development	Average Inspection Score
Home Forward Inspection scores range from 63 to 97	85

Table 7 - Public Housing Condition

Public Housing Property	REAC Score 2018	REAC Score 2019	REAC Score 2020
Alderwood	72	N/A	N/A
Bel Park	N/A	N/A	N/A
Bud Clark Commons	N/A	N/A	N/A
Camelia Court	96	N/A	N/A
Carlton Court	84	N/A	N/A
Cecelia Limited Partnership	N/A	N/A	N/A
Celilo Court	93	93	93
Chateau Apt.	91	N/A	N/A
Columbia Villa	N/A	N/A	N/A
Columbia Villa Addition	N/A	N/A	N/A
Cora Park	96	96	N/A
Dalhke Manor	73	N/A	N/A
Dekum Court	88	88	N/A

Public Housing Property	REAC Score 2018	REAC Score 2019	REAC Score 2020
Demar Downs	80	77	N/A
Eastwood Court	88	N/A	N/A
Eliot Square	N/A	N/A	N/A
Fairview Oaks & Woods	N/A	N/A	N/A
Fir Acres	86	86	N/A
Floresta	65	N/A	N/A
Gallagher	N/A	N/A	N/A
Harold Lee Villiage	91	N/A	N/A
Haven Limited Partnership	95	N/A	N/A
Hillsdale Terrace	N/A	N/A	N/A
Holgate House	70	75	N/A
Hollywood East	N/A	N/A	N/A
Humboldt Gardens	N/A	N/A	N/A
Hunters Run	92	N/A	N/A
Iris Court	N/A	N/A	N/A
Lexington Court	91	91	N/A
Madrona Place	N/A	N/A	N/A
Maple Mallory	91	N/A	N/A
Martha Washington	N/A	N/A	N/A
Medallion Apartments	83	N/A	N/A
Northwest Tower	N/A	N/A	N/A
Peaceful Villa	85	86	N/A
Powellhurst	77	N/A	N/A
Rockwood Station	82	N/A	N/A
Royal Rose Annex	N/A	N/A	N/A

Public Housing Property	REAC Score 2018	REAC Score 2019	REAC Score 2020
Royal Rose Court	N/A	N/A	N/A
Ruth Haefner Plaza	77	72	N/A
Scattered Sites	79	N/A	N/A
Schrunk Riverview Tower	N/A	N/A	N/A
Sellwood Center	N/A	N/A	N/A
Slavin Court	96	N/A	N/A
Stark Manor	97	76	N/A
Stephens Creek Crossing North	N/A	N/A	N/A
Stephens Creek Crossing South	N/A	N/A	N/A
Sumner Court	N/A	N/A	N/A
Tamarack	85	N/A	N/A
The Jeffrey	92	N/A	N/A
Tillicum North	96	N/A	N/A
Tillicum South	63	N/A	N/A
Townhouse Terrace	79	80	N/A
Trouton Limited Partnership	N/A	N/A	N/A
Williams Plaza	78	N/A	N/A
Winchell Court	87	N/A	N/A
Woolsey Limited Partnership	N/A	N/A	N/A

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

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

buildings, comprising 85 stories and 1229 units of PH for seniors and people with disabilities in urban neighborhoods. This effort secured the financial and physical health of the buildings which averaged between 30 and 50 years old and needed more than \$80 million in renovations.

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

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

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

Introduction

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

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

Facilities Targeted to Homeless Persons

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

Note: JOHS will be updating the above data table with current numbers

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

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

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

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

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

training, medication administration, assertive community treatment teams, and intensive case management, each aligned with local homelessness prevention activities.

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

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

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

Introduction

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

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	31
PH in facilities	63
STRMU	29
ST or TH facilities	2
PH placement	125

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

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

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

- Elderly: See PSU Action Plan for an Age Friendly Portland and Multnomah County [Age Friendly Portland/Multnomah County](#)
- Portland Commission on Disability.
- Multnomah County Aging, and Disability, and Veterans Services- <https://multco.us/ads>
- People with Disabilities- Disability Rights Oregon <http://droregon.org/>
- Public Housing Residents- Home Forward Moving to Work Plan: [Moving to Work](#)

- Immigrants and Refugees: See Immigrant and Refugee Community Organization (IRCO) [IRCO](#)
- Survivors of Domestic Violence: Multnomah County’s Domestic Violence Coordination Office (DVC) coordinates and funds services for domestic violence survivors. The agency’s website is [Multnomah County](#). Other area non-profit providers include Bradley Angle House: [Bradley Angle](#), Volunteers of America, the Gateway Center for Domestic Violence [Gateway Center for DV](#) and Raphael House.
- Person with substance abuse addiction: See a Home for Everyone [A Home for Everyone](#)
- HIV/AIDS: Cascade AIDS Project provides most of the supportive housing services.
- Youth and Young Adults: [A Home for Everyone](#)

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

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

The state-mandated discharge plan, prepared jointly by the patient, State Hospital social workers, MCHD’s Mental Health and Addiction Services staff and a case manager, prescribes for the basic and special needs of the individual. Persons who have more significant barriers to community placement will often be assisted through the State of Oregon Addictions and Mental Health Division AMHI initiative. Persons who are under the jurisdiction of the Psychiatric Security Review Board are not released to the community without housing arrangements and mental health service arrangements in place. Health Share, the primary Coordinated Care Organization in Multnomah County, receives state money for flexible housing placement and rental assistance, skills training, medication administration, assertive community treatment teams and intensive case management, each aligned with local homelessness prevention activities.

Though no statewide or local policy prohibits discharge from health care institutions into homelessness, the CoC and its partners aggressively pursue policies and practices to prevent it. Oregon is an early adopter of the ACA’s coordinated care models, and Multnomah County’s CCOs (Health Share) lead efforts to integrate housing and health care. Central City Concern and Multnomah County, both CoC-funded providers, are founding board members of Health Share. A standing CoC subcommittee works

specifically to integrate health and homeless services, and several regional affordable housing providers currently collaborate through A Home for Everyone’s regional planning efforts. Health care providers and Multnomah County fund respite beds including beds operated by Central City Concern’s Recuperative Care Program that serve homeless individuals, most with acute medical conditions.

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

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

During the next year the jurisdictions will follow the strategies outlined in the Home for Everyone Plan [A Home for Everyone](#)). The “Home for Everyone” collaborative aims to improve the way people at risk of homelessness are served this year by:

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

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

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

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

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

Negative effects of public policies on affordable housing and residential development include a lack of funding for new single-family and multi-family construction and rehabilitation of existing developments, restrictive State housing policies, insufficient resources for low-income homeowner rehabilitation and weatherization projects, and inadequate coordination of initiatives within a regional housing framework to determine the needs for affordable, special need, and culturally responsive housing. Recent land use and zoning changes are being evaluated for their displacing effects, but no preemptive remedy or programming is being adopted alongside these initiatives or following their implementation.

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

Introduction

The well-being of a community is shaped not just by affordable housing, strong local infrastructure, and availability of great public facilities like quality public transportation, parks, and other services. Community prosperity is also influenced by area economic opportunity, nature of the labor force and their earning potential. This section details the nature of the businesses, labor force and associated earnings in Multnomah County. Unlike a housing market, the labor market is more connected and tends to operate more as a single market area. Hence this section includes data at the Count (Multnomah) level. The Gresham and County subsections on community assets provides a breakdown on jobs and nature of labor force for those specific areas.

A summary snapshot of current (2021) local economic conditions and forecasted data (where available) is as follows:

➤ Employment Trends

As of 2020Q3, total employment for Multnomah County, Oregon was 519,264 (based on a four-quarter moving average). Over the year ending 2020Q3, employment declined 7.6% in the region.

➤ Unemployment Rate

The unemployment rate for Multnomah County, Oregon was 7.0% as of February 2021. The regional unemployment rate was higher than the national rate of 6.6%. One year earlier, in February 2020, the unemployment rate in Multnomah County, Oregon was 3.2%.

➤ Wage Trends

The average worker in Multnomah County, Oregon earned annual wages of \$64,148 as of 2020Q3. Average annual wages per worker increased 6.1% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$60,042 in the nation as of 2020Q3.

➤ Industry Snapshot

The largest sector in Multnomah County is Health Care and Social Assistance, employing 75,804 workers. The next-largest sectors in the region are Educational Services (48,260 workers) and Professional, Scientific, and Technical Services (47,407). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Management of Companies and Enterprises (LQ = 2.34), Transportation and Warehousing (1.56), and Professional, Scientific, and Technical Services (1.31).

Sectors with the highest average wages per worker are Utilities (\$114,734), Finance and Insurance (\$107,539), and Management of Companies and Enterprises (\$106,175). Regional sectors with

the best job growth (or most moderate job losses) over the last 5 years are Transportation and Warehousing (+10,947 jobs), Health Care and Social Assistance (+6,011), and Construction (+5,523).

Over the next 5 years, employment in Multnomah County is projected to expand by 24,488 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.9% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+7,414 jobs), Educational Services (+3,497), and Professional, Scientific, and Technical Services (+2,434)

➤ **Occupation Snapshot**

The largest major occupation group in Multnomah County, Oregon is Office and Administrative Support Occupations, employing 71,697 workers. The next-largest occupation groups in the region are Transportation and Material Moving Occupations (49,433 workers) and Sales and Related Occupations (43,053). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Arts, Design, Entertainment, Sports, and Media Occupations (LQ = 1.51), Life, Physical, and Social Science Occupations (1.48), and Architecture and Engineering Occupations (1.29).

Occupation groups in Multnomah County, Oregon with the highest average wages per worker are Management Occupations (\$115,300), Legal Occupations (\$101,400), and Healthcare Practitioners and Technical Occupations (\$99,800). The unemployment rate in the region varied among the major groups from 2.5% among Healthcare Practitioners and Technical Occupations to 16.8% among Food Preparation and Serving Related Occupations.

Over the next 5 years, the fastest growing occupation group in Multnomah County, Oregon is expected to be Healthcare Support Occupations with a +2.5% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+2,753 jobs) and Transportation and Material Moving Occupations (+2,258). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Office and Administrative Support Occupations (41,588 jobs) and Food Preparation and Serving Related Occupations (34,468).

The subsequent tables provide details on number of businesses by sector, jobs, travel time and other characteristics of the labor force for Multnomah County:

Economic Development Market Analysis

Distribution of Workers by Industry, Multnomah County		
Total Employed Civilian Population 16 Years and Over:	440,395	
Agriculture, Forestry, Fishing and Hunting, and Mining	3,994	0.9%
Construction	21,002	4.8%
Manufacturing	41,032	9.3%
Wholesale Trade	13,027	3.0%
Retail Trade	46,392	10.5%
Transportation and Warehousing, and Utilities	21,730	4.9%
Information	10,184	2.3%
Finance and Insurance, and Real Estate and Rental and Leasing	26,004	5.9%
Professional, Scientific, and Management, and Administrative and Waste Management Services	65,986	15.0%
Educational Services, and Health Care and Social Assistance	106,982	24.3%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	47,574	10.8%
Other Services, Except Public Administration	21,059	4.8%
Public Administration	15,429	3.5%

Data Source: ACS 2015-2019 5 Yr. Estimate

Number of Jobs by Sector, Multnomah County		
	Count	Share
Agriculture, Forestry, Fishing and Hunting	2,776	0.7%
Mining, Quarrying, and Oil and Gas Extraction	93	0.0%
Utilities	1,618	0.4%
Construction	17,515	4.5%
Manufacturing	29,691	7.7%
Wholesale Trade	16,505	4.3%
Retail Trade	36,125	9.4%
Transportation and Warehousing	13,643	3.5%
Information	10,689	2.8%
Finance and Insurance	15,440	4.0%
Real Estate and Rental and Leasing	7,539	2.0%
Professional, Scientific, and Technical Services	30,003	7.8%
Management of Companies and Enterprises	14,765	3.8%
Administration & Support, Waste Management and Remediation	22,493	5.8%
Educational Services	36,262	9.4%
Health Care and Social Assistance	56,230	14.6%
Arts, Entertainment, and Recreation	7,405	1.9%
Accommodation and Food Services	38,593	10.0%
Other Services (excluding Public Administration)	17,246	4.5%
Public Administration	11,305	2.9%

Data Source: 2018 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Nature of Labor Force, Multnomah County		
Population 16 Years and Over:	667,200	
In Labor Force:	463,577	69.5%
In Armed Forces	333	0.1%
Civilian:	463,244	69.4%
Employed	440,395	66.0%
Unemployed	22,849	3.4%
Not in Labor Force	203,623	30.5%

Data Source: 2015-2019 ACS 5 Yr. Estimate

Occupation by Sector

Occupation by Sector for Employed Civilian Population 16 Years and Over		
Employed Civilian Population 16 Years and Over:	440,395	
Management, Business, and Financial Operations Occupations	78,406	17.8%
Professional and Related Occupations	127,907	29.0%
Healthcare Support Occupations	14,853	3.4%
Protective Service Occupations	5,112	1.2%
Food Preparation and Serving Related Occupations	30,555	6.9%
Building and Grounds Cleaning and Maintenance Occupations	12,426	2.8%
Personal Care and Service Occupations	11,753	2.7%
Sales and Related Occupations	39,137	8.9%
Office and Administrative Support Occupations	46,631	10.6%
Farming, Fishing, and Forestry Occupations	2,298	0.5%
Construction, Extraction, and Maintenance Occupations	23,307	5.3%
Production Occupations	20,700	4.7%
Transportation and Material Moving Occupations	27,310	6.2%

Data Source: 2015-2019 ACS 5 Yr. Estimate

Travel Time

Travel Time to Work		
Total:	398,413	
Less Than 5 Minutes	5,892	1.5%
5 To 9 Minutes	26,574	6.7%
10 To 14 Minutes	43,375	10.9%
15 To 19 Minutes	60,439	15.2%
20 To 24 Minutes	69,232	17.4%
25 To 29 Minutes	32,671	8.2%
30 To 34 Minutes	66,565	16.7%
35 To 39 Minutes	13,986	3.5%
40 To 44 Minutes	17,931	4.5%
45 To 59 Minutes	32,132	8.1%
60 To 89 Minutes	21,441	5.4%
90 or More Minutes	8,175	2.1%

Data Source: 2015-2019 ACS 5 Yr. Estimate

Education & Employment Profile, Multnomah County

Educational Attainment by Employment Status for The Population 25 To 64 Years		
Total:	482,391	
Less Than High School Graduate:	39,602	8.2%
In Labor Force:	26,008	5.4%
In Armed Forces	0	0.0%
Civilian:	26,008	5.4%
Employed	24,635	5.1%
Unemployed	1,373	0.3%
Not In Labor Force	13,594	2.8%
High School Graduate (Includes Equivalency):	77,448	16.1%
In Labor Force:	57,066	11.8%
In Armed Forces	10	0.0%
Civilian:	57,056	11.8%
Employed	53,303	11.1%
Unemployed	3,753	0.8%
Not In Labor Force	20,382	4.2%
Some College Or Associate's Degree:	137,540	28.5%
In Labor Force:	110,418	22.9%
In Armed Forces	113	0.0%
Civilian:	110,305	22.9%
Employed	104,582	21.7%
Unemployed	5,723	1.2%
Not in Labor Force	27,122	5.6%

Bachelor's Degree or Higher:	227,801	47.2%
In Labor Force:	201,376	41.8%
In Armed Forces	149	0.0%
Civilian:	201,227	41.7%
Employed	195,884	40.6%
Unemployed	5,343	1.1%
Not in Labor Force	26,425	5.5%

Data Source: 2015-2019 ACS 5 Yr. Estimate

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	834	2,885	5,082	8,735	5,474
9th to 12th grade, no diploma	6,064	5,458	5,962	11,462	5,006
High school graduate, GED, or alternative	17,681	24,229	17,711	35,508	22,117
Some college, no degree	26,255	32,435	24,322	44,742	24,653
Associate's degree	3,436	10,817	9,433	15,791	6,132
Bachelor's degree	9,201	55,029	39,884	46,418	20,617
Graduate or professional degree	737	20,354	29,414	36,702	20,900

Data Source: 2015-2019 ACS 5 Yr. Estimate

Educational Attainment – Median Earnings in the Past 12 Months

Median Earnings by Educational Attainment (In 2019 Inflation Adjusted Dollars) (For Population Age 25+)	
Median Earnings:	\$42,271
Less than High School Graduate	\$24,949
High School Graduate (Includes Equivalency)	\$30,642
Some College or Associate's Degree	\$35,071
Bachelor's Degree	\$51,406
Graduate or Professional Degree	\$70,511

Data Source: 2015-2019 ACS 5 Yr. Estimate

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

Health Care and Social Assistance, Educational Services and Professional, Scientific and Technical Services are the major employment sectors in Multnomah County.

Describe the workforce and infrastructure needs of the business community:

The ongoing COVID-19 public health crisis that started in March 2020 and subsequent economic crisis are the largest challenges impacting the region, with economic recovery not expected to kick-off until late 2023. The quarantine and lock-down environments, as well as increased demand for workforce development and business supports have taxed city infrastructure and services.

The leisure and hospitality sector sits at the center of the pandemic recession, and its workers have borne a disproportionate share of job and income losses. Women, people of color, the young, and non-college degree holders are overrepresented in the sector. Restaurants, bars, theaters, and hotels will see activity pick up in the second half of the year in 2021, but a number of the sector's businesses have permanently closed so a recovery and rehiring will take time. A focus should be placed on providing training needs of displaced leisure and hospitality workers.

Pathways into infrastructure-related occupations, and especially green energy infrastructure, should receive special attention. The Biden Administration is advancing a \$3 billion package to invest in green energy infrastructure, repair aging roads and bridges, upgrade civic buildings, and more. If passed, the package would trigger sizable investments in sustainable infrastructure over the next decade. Related occupations are spread across the skills map. Identifying skill-adjacent occupations in traded sector industries would put workers on a better wage trajectory. The region can prepare for these new opportunities by facilitating worker-educator-employer connections and supporting diverse talent pipelines into quality green energy and infrastructure jobs.

Note: this content is provided by an ECONorthwest Report Rebuilding Portland The Role for Economic Development from March 2021.

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

Multiple COVID relief and recovery initiatives and funds have been launched at the city, county, state, and federal levels. Emergency funds and supportive programming are likely to be created and carried out through 2024, with a range of potential activities such as household stabilization, new workforce initiatives, and small business supports.

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

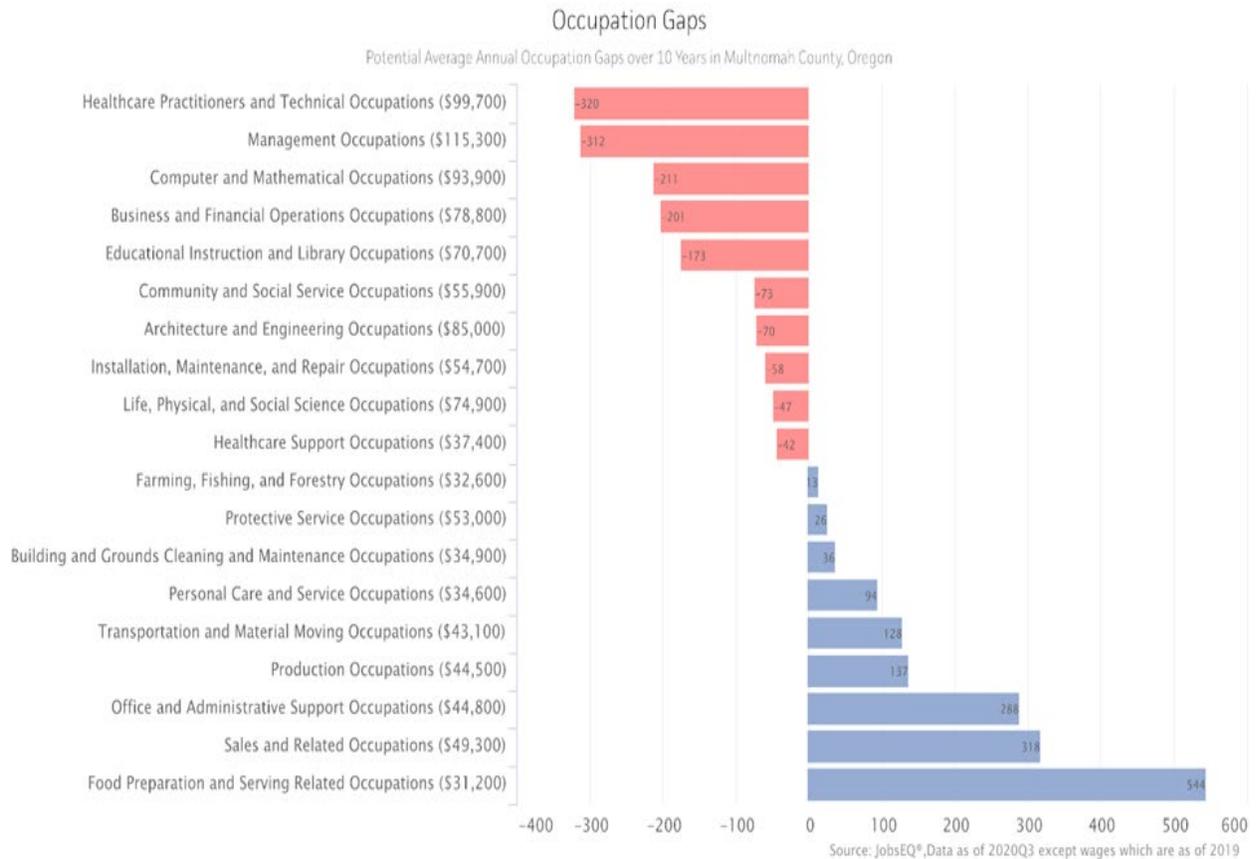
One current short-term challenge is that attractive unemployment benefits, personal safety concerns and access to childcare are keeping people temporarily out of the workforce. The construction industry is also currently facing a labor shortage.

Expected growth rates for occupations vary by the education and training required. While all employment in Multnomah County, Oregon is projected to grow 0.9% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.6% per year, those requiring a bachelor's degree are forecast to grow 1.2% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.1% per year.

Over 60% of jobs in the Healthcare Support Occupations and over 70% of jobs in the Transportation and Material Moving Occupations require less than an Associate's Degree. With the forecasted growth in these occupation groups, data indicates that the more jobs will be available that require less than an Associate's Degree.

An opportunity exists to create pathways into middle wage jobs in traded sector and infrastructure industries for those who lost employment in the hospitality sector.

The graphic below shows the potential average annual occupation gaps over 10 years. Many variables go into this analysis, but at its core it is based on a forecast comparing occupation demand growth to the local population growth and the projected educational attainment of those residents. When an area, for example, has an occupation expected to grow quickly but the educational requirement for the occupation does not match well with the educational attainment of its residents, there is a high potential for an occupation shortfall in the region. Alternatively, slow-growing or contracting occupations often represent potential supply surpluses. An opportunity exists to identify people working in occupations with projected supply surplus and provide training toward occupations with anticipated shortfalls.



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

The Portland Metro region, led by Worksystems, has been very successful at investing in training resources to prepare people for in-demand occupations identified by companies in advanced manufacturing, construction, health care and high-tech target industries. Worksystems maintains an active list of in-demand trainings that lead directly to employment, and coordinates with local community colleges and other training providers to make these available to priority customers.

Because it can be difficult for individuals with barriers (e.g. limited English proficiency, criminal background, homeless/housing unstable) to pursue and sustain participation in occupational training, Worksystems partners with over 20 area community-based organizations to provide focused career coaching through the Aligned Partner Network (APN). In this model, APN agencies coach participants through services available in the public workforce system (WorkSource Portland Metro), including set-aside training resources and grant-funded services. Over 60,000 people visit WorkSource Portland Metro each year to access an array of employment and training services. APN also includes the Economic Opportunity Program, Community Workforce Navigator Program and NextGen Program in the City of Portland, co-funded by Worksystems and Prosper Portland.

The Economic Opportunity Program and Community Workforce Navigator Program provide community-based and individually tailored employment services. Program participants are supported by a Career Coach from start to finish, including outreach and enrollment, career plan development, occupational training and other skill development, job search assistance and placement, job retention and advancement, and addressing barriers to success such as housing and childcare needs. NextGen is a youth-focused program aimed at helping low-income youth ages 16-24 access career planning, job readiness, internships, occupational training, and employment.

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

Yes, the jurisdiction participates in the development of the CEDS, led by the Greater Portland Economic Development District (GPEDD). Prosper Portland, the City’s economic development agency’s Executive Director Chairs the process, and both the Director of Economic Development and Economic Development Staff participated in the process.

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

The GPEDD is currently in the process of developing the next 5-year CEDS. In 2020, GPEDD developed the short-term, adaptable Greater Portland Regional Economic Recovery Plan which identified the following three target impact areas:

1. Help small businesses recover and grow
2. Advance economic mobility for individuals
3. Support families and children

Within these target impact areas, activities that may overlap with the Consolidated Plan include:

- Business resources and technical assistance focusing on the hardest hit industries, stabilization and re-opening small businesses
- Workforce development resources for low-income residents that need additional training or education with targeted interventions for residents who identify as People of Color
- Support childcare providers with facility renovations, which in turn would provide more certainty for businesses to invest in operations and recovery
- Reduce childcare costs for parents

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

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

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

- St John's

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

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

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

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

Are there any community assets in these areas/neighborhoods?

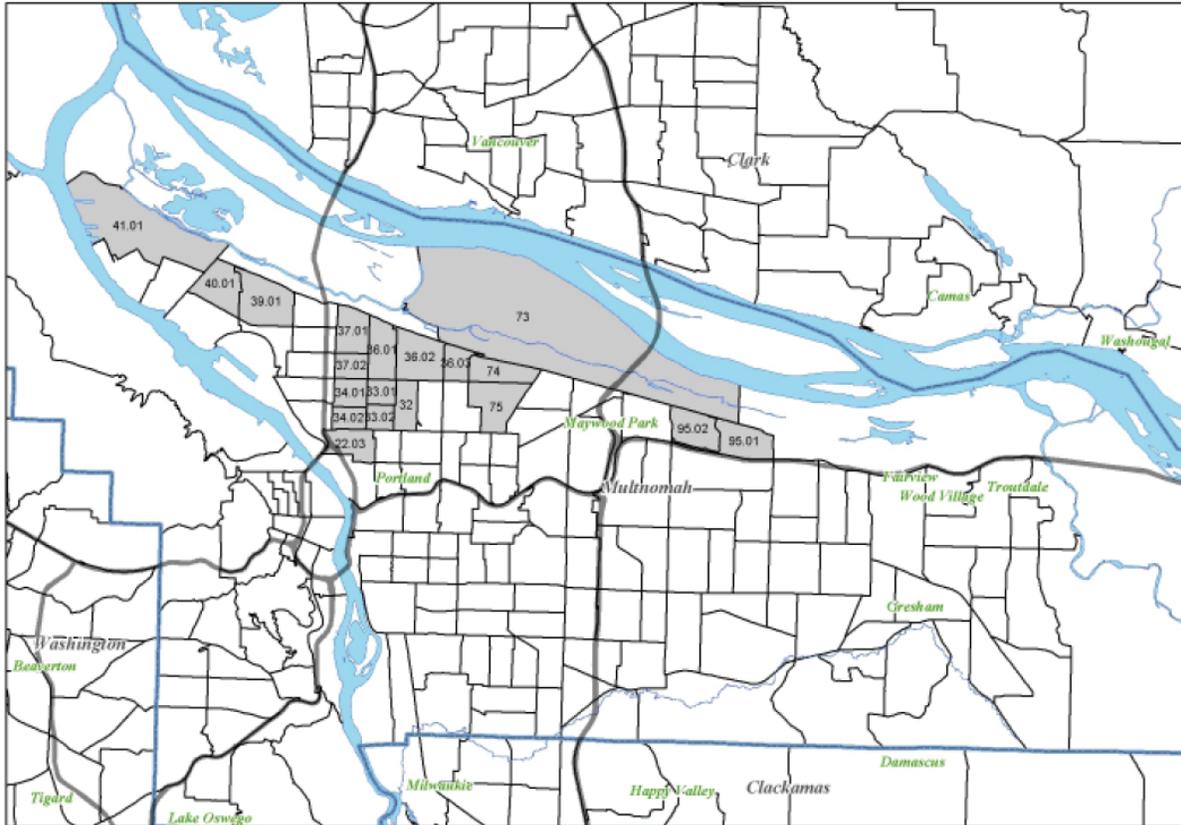
The 2035 Comprehensive Plan describes many of the community assets and strategic opportunities in these areas. The areas will be key to achieving the goals laid out in the Comprehensive Plan to create complete, healthy connected neighborhoods throughout the city to meet the needs of 120,000 new households.

Are there other strategic opportunities in any of these areas?

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

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

Concentrations of African Americans in Multnomah County, 2010



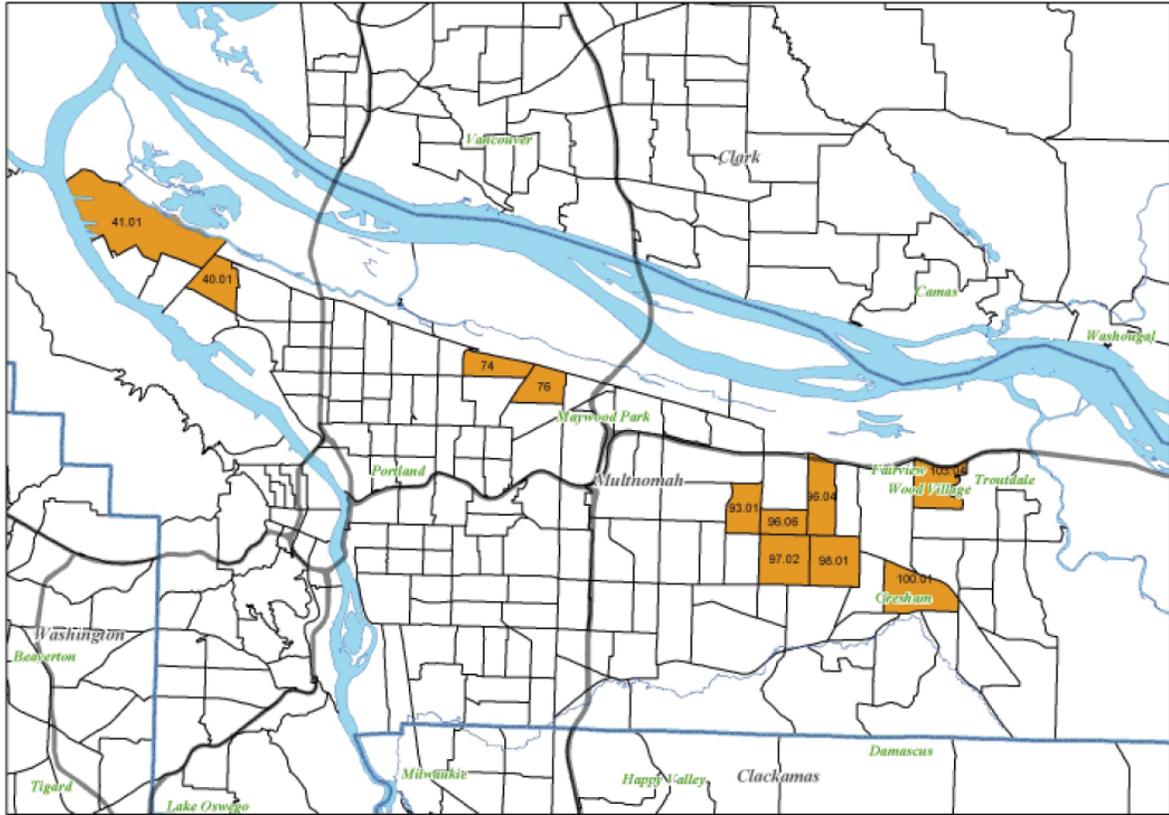
African American Concentrated Population

Concentrations of Asian Americans in Multnomah County, 2010



Asian Concentrated Populations

**Concentrations of Hispanic/Latino Americans
in Multnomah County, 2010**



Latino Concentrated Population

Concentrations of Native Americans in Multnomah County, 2010



Native American Concentrated Population

*** Note: the maps in this section will be updated with current data**

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Since the internet revolution, access to broadband services including reliable services and necessary equipments like laptop, tablet or cell phone is no longer a luxury but is a necessity. The ongoing COVID Pandemic has only exacerbated the need for this service and not surprisingly, low- and moderate-income neighborhoods experience this disparity more than affluent households in the jurisdiction. The following table provides an estimate of number of households that lack access to internet services including broadband needs at the County (Multnomah) level:

Variable(s)	Multnomah County, Oregon	
Telephone Service Available (Renter-Occupied Housing Units)		
Renter-Occupied Housing Units:	148,340	
With Telephone Service Available	142,682	96.2%
No Telephone Service Available	5,658	3.8%
Types of Computers in Household		
Total:	326,229	
Has One Or More Types of Computing Devices:	306,840	94.1%
Desktop or Laptop	277,119	85.0%
Desktop or Laptop with No Other Type of Computing Device	18,352	5.6%
Smartphone	278,229	85.3%
Smartphone with No Other Type of Computing Device	16,223	5.0%
Tablet or Other Portable Wireless Computer	206,626	63.3%

Tablet or Other Portable Wireless Computer with No Other Type of Computing Device	1,895	0.6%
Other Computer	9,188	2.8%
Other Computer with No Other Type Of Computing Device	219	0.1%
No Computer	19,389	5.9%
Internet Subscriptions In Household		
Total:	326,229	
With an Internet Subscription	287,536	88.1%
Dial-Up Alone	921	0.3%
Broadband Such as Cable, Fiber Optic, Or Dsl	249,419	76.5%
Satellite Internet Service	11,145	3.4%
Other Service	2,371	0.7%
Internet Access Without A Subscription	8,695	2.7%
No Internet Access	29,998	9.2%

Source: ACS 2015-2019 (5 yr. Estimates)

Based on the above estimates, it is clear that just over 9% of the households (~30,000) do not have access to internet services. While ready data is not available by income, race and ethnicity for broadband access, available data at the national level indicate that one-in six people in poverty had no internet access in 2019. Further, American Indians and Alaska Natives are less likely to have access to the internet.

In sum, there is a persisting need to expand internet services including broadband services across the jurisdictional area.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The critical need for access to internet services and the need to bridge the digital gap is not lost on the jurisdiction partners. Area leaders and advocates have been pushing not just to expand broadband services to all areas but also to study the feasibility of a publicly owned and operated internet service provider.

Unlike several rural and non-metropolitan areas, the County is served by large providers like Xfinity, Century Link, AT &T, Viasat, HughesNet etc. With so many providers, affordability of services is more of a concern than competition.

In deference to the concern around affordability, Multnomah County allocated \$150,000 in 2018 to study a municipal broadband study. This effort is considered as the “preliminary first step” to help determine what needs to be built for municipal broadband, how much the project would cost and how much internet service might cost from a Multnomah County publicly-owned provider. This work is still underway and the aim is to be able to make a public network available for everyone, regardless of income that would bridge issues like “homework gap” for school children and other inequities brought on by the digital divide.

MA-65 Hazard Mitigation

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is a phenomenon that is threatening the entire World. Portland Consortium is no exception to this threat. Increasing drought conditions all through the County, devastation number of wildfires and other dramatic weather events that the area has witnessed bears testimony to the ongoing and accelerating climate threat. In fact, Sep 2020 was a year of wildfire the likes area residents have never experienced before. In addition, the area is in an earthquake zone and it is expected that the next big one could bear down upon as anytime. The following extract from the recently released progress report on climate action describes the current risks well:

Our community finds itself at a crucial juncture of needing to rapidly decarbonize, while also preparing for the worst impacts of the unfolding climate crisis, and do so in a way that challenges existing systems and social paradigms, including institutional racism, that have created significant disparities in our society along race and class lines. (Final Progress Report -2015 climate action plan, 2020)

Multnomah County and City of Portland have been committed to addressing the climate change issues even as far back as 1993. The area has made steadfast commitment to reducing carbon emissions at the local level and have adopted a Climate Action Plan that includes efforts to implement innovative carbon reduction strategies and other climate crisis adaptation plans.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

As mentioned in the previous section, the City-County collaboration that covers the jurisdictional area in its entirety has been robust and consequential. Even as far back as 2015, the Climate Action Plan was prepared on the premise that the risks posed by Climate Change impact the poor and Communities of Color far more disproportionately than the community at large. Hence the 2015 plan forged a new path by ensuring equity played an integral role in all phases of its development, including an intentional community engagement process. The purpose of this process was to ensure under-represented and under-served communities directly benefit through the implementation of the 2015 Climate Action Plan. The full report is available at: <https://multco.us/file/89943/download>

The report documents that low-income and People of Color do experience the “first and worst” consequences of climate change. These include Native communities, whose resources have been exploited, and laborers whose daily work or living environments are polluted or toxic. Similarly, the Black community members in the county disproportionately experience the highest burdens of chronic disease, including hypertension, heart disease, Type 2 diabetes, and obesity. These diseases are often directly linked to environmental injustices such as the disproportionate exposure of air toxics to people of color in the county, and community members experiencing health inequities including overburden of chronic disease are more susceptible to climate impacts such as extreme heat.

As the dire warnings from Climate science grow all the more severe, the jurisdiction is committed to climate planning that centers on climate justice that ensures that community members most vulnerable to the impacts of climate change, including flooding, heat and wildfire smoke are protected.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

The Consortium priority needs are:

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

The Consortium Priority goals with broad descriptions include:

1. Increase and preserve affordable housing choice:

Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity.

2. Reduce homelessness and increase stability:

Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability.

3. Infrastructure, employment, and anti-poverty:

Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.

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

Geographic Area

Geographic Priority Areas

1	Area Name:	PORTLAND LMA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>Portland Housing Bureau (PHB) investments increase the supply of affordable housing at a time when Portland continues to face shortage of homes affordable for low and moderate-income families to rent or purchase. PHB invests in the development and preservation of affordable rental homes, services to people experience homelessness, assistance to move from homelessness into permanent housing, and financial assistance to first-time homebuyers and low-income homeowners in need to home repair. PHB funds are contracted to non-profit and for-profit developers and community partner agencies through competitive solicitations. With the passage of the first ever Housing Bond, PHB has increased local investment in rental homes affordable for very-low income renters as well as in creating larger, family-sized units.</p> <p>PHB manages an annual budget comprised of multiple funding sources, including Tax Increment Financing (TIF), Community Development Block Grant, HOME funds, City General Fund, Construction Excise Tax, and Housing and Metro Bond proceeds. TIF expenditures are restricted geographically and must be spent within the Urban Renewal Area in which it was generated. The recent addition of Portland Housing Bond revenue, which can be spent citywide, has created new geographic flexibility for PHB investments and allowed PHB to begin investing in areas outside of URAs. Federal funding and City General Fund spent on emergency shelters, rent assistance, homebuyer education, and homeowner retention are categorized as citywide expenditures for this budget mapping exercise. All distinct rental and homeownership development projects and acquisitions are allocated to the financial planning district where the property is located.</p> <p>PHB's 2020 budget map shows the significant impact of PHB's strategic initiatives on affordable housing development in Portland. The North/Northeast Neighborhood Housing Strategy has increased funding for projects in North and Northeast Portland and made NPNS the district with the highest spending per user. Investments in new affordable rental projects like Argyle</p>
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	Apartments and Cathedral Village, as well as continued spending on first-time homebuyer assistance and home repair will help longtime N/NE residents return to or remain in the neighborhoods in which they grew up. Like recent years, East Portland is allocated the highest amount of direct spending due to Portland Housing Bond projects such as Crescent Court Apartments and The Nick Fish.
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Portland in consultation with the Portland Housing Advisory Commission and the Fair Housing Analysis has a policy of spending the majority of their resources to support low income people and support improvements where they live.
Identify the needs in this target area.	Better infrastructure, public transportation that cuts down transit time and more affordable housing.
What are the opportunities for improvement in this target area?	Affordable family sized housing in high opportunity areas and better infrastructure and housing in economically stressed areas.
Are there barriers to improvement in this target area?	Resources

General Allocation Priorities

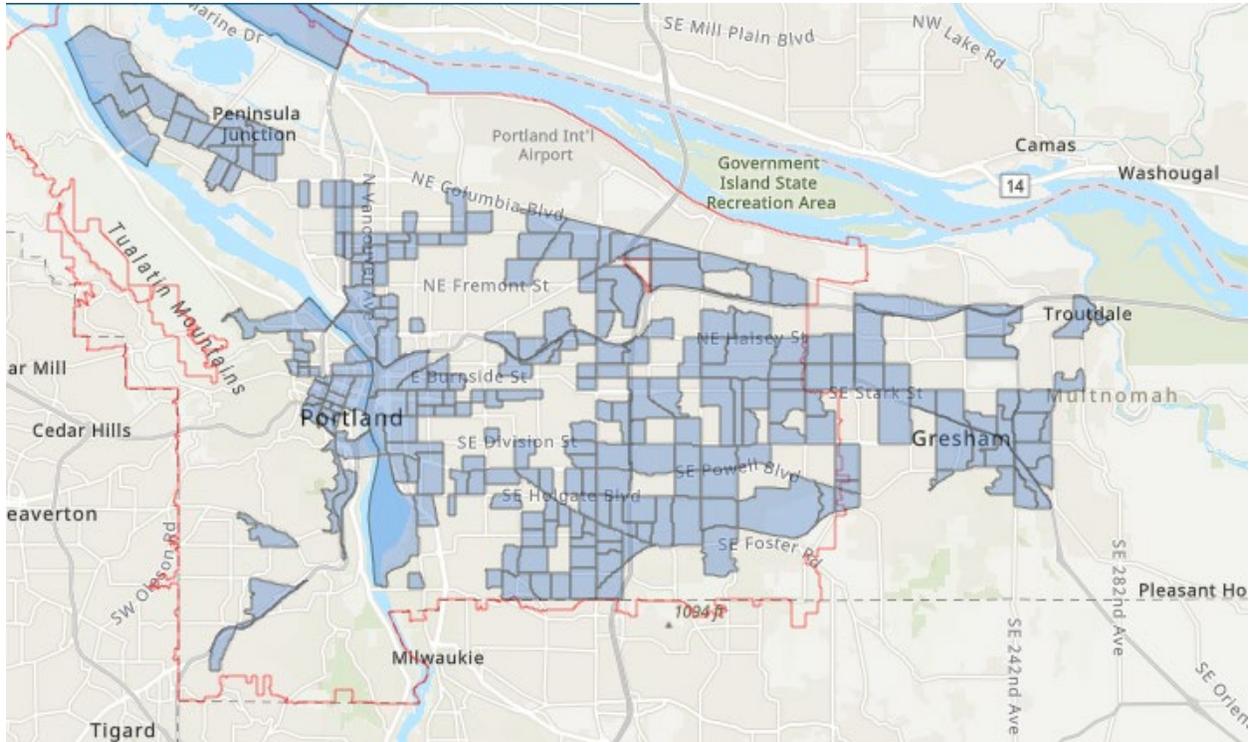
Describe the basis for allocating investments geographically within the state

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

This section discusses how investments are allocated geographically including locally designated areas where geographically targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. For the purpose of the Consolidated Plan, local target areas are loosely defined and do not need to conform to a set of standards. Target areas allow grantees to communicate a higher priority for one or more areas over the jurisdiction as a whole and to call out priority needs and goals for specific geographic areas. Local target areas include but are not limited to redevelopment areas transit-oriented development areas. In the NRSA there is greater flexibility in the

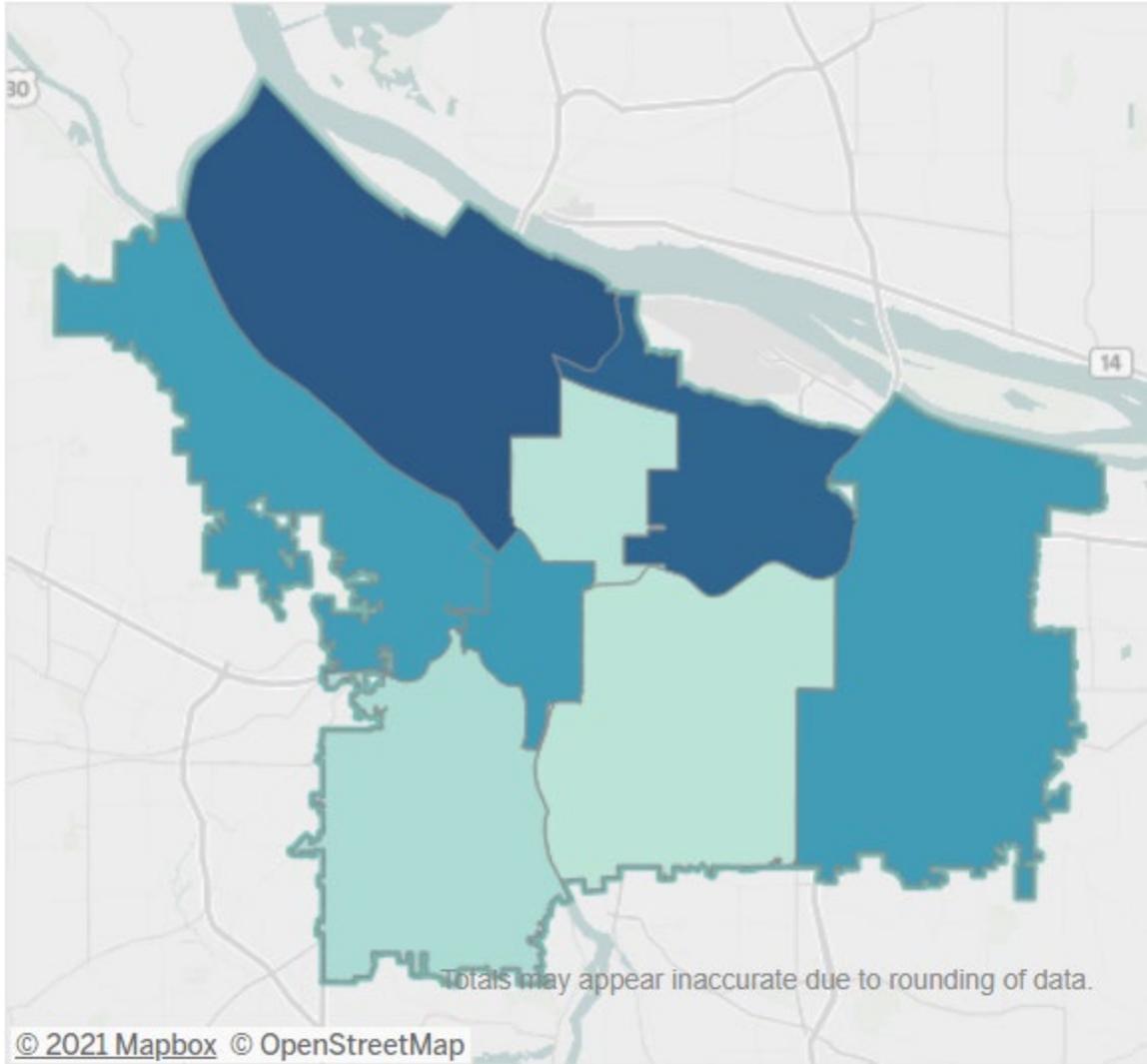
use of the CDBG funds in the revitalization area(s) as described in 24 CFR part 570, subpart C. Within Portland, funds from Tax Increment Financing are restricted to use within that defined geographic area designated as in need of revitalization. Public investments for low-income households are made in both areas of needed revitalization and in areas that connect low-income households to resources and opportunities.

See attached map.



Low Mod Area

<https://pdx.maps.arcgis.com/apps/View/index.html?appid=eb72ae18fa9c4283af2b19e5ea3af1e5>



Portland Budget Map

<https://public.tableau.com/profile/portland.city.budget.office#!/vizhome/BudgetMappingFiscalYear2020-21/AdoptedBudget?publish=yes>

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

Priority Needs

Priority Needs Summary

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

	Description	Need: Increase and preserve affordable housing choice. Affordable housing choice includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.
	Basis for Relative Priority	Lack of affordable housing choices.
2	Priority Need Name	Basic Services, homelessness prevention/intervene
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	PORTLAND LMA
	Associated Goals	Reduce homelessness and increase stability
	Description	Basic services and homelessness prevention/Intervention: This need and related goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.
	Basis for Relative Priority	Prevent homelessness and bring people out of homelessness.
3	Priority Need Name	Community Economic Development
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>PORTLAND LMA</p>
<p>Associated Goals</p>	<p>Infrastructure, employment, and anti-poverty</p>

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

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

Influence of Market Conditions

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

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

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

Introduction

Funding in the first year is based on FY 2021-22 allocations. The Consortium conservatively assumes that this amount will be available annually in the remaining four years of the five-year plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$8,546,525					Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,743,539					Rental Development, Administration, Homebuyer, TBRA
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$1,797,490					HOPWA Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$745,056					Shelter Services, Rapid Rehousing

Anticipated Resources

*** The expected resources will be updated when the Consortium Budget is adopted**

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

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

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

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

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

Discussion

These revenue estimates are based on FY 2021-22 HUD budget allocations and will be revised based on adopted budget.

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

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MULTNOMAH COUNTY	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
JOINT OFFIC EOF HOMELESS SERVICES (JOHS)	Government	City-County Agency that provides housing and related services for population experiencing homelessness	Jurisdiction
PROSPER PORTTLAND	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		
Transportation			
Other			

Homeless Prevention Services Summary

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

See discussion under Needs Assessment NA 40 and NA 45

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

See discussion under Needs Assessment NA 40 and NA 45

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

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

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice:	2021	2025	Affordable Housing Public Housing	PORTLAND LMA	Increase and preserve affordable housing choice		Rental units constructed: 500 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Rehabilitated: 850 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 650 Households Assisted Other: 2100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Reduce homelessness and increase stability:	2021	2025	Public Housing Homeless Non-Homeless Special Needs	PORTLAND LMA	Basic Services, homelessness prevention/intervene		<p>Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted</p> <p>Tenant-based rental assistance / Rapid Rehousing: 3500 Households Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 4000 Beds</p> <p>Housing for People with HIV/AIDS added: 500 Household Housing Unit</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, employment, and anti-poverty:	2021	2025	Non-Housing Community Development	PORTLAND LMA	Community Economic Development		Jobs created/retained: 2000 Jobs Businesses assisted: 350 Businesses Assisted

Table 8 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity.
2	Goal Name	Prevent homelessness and increase stability
	Goal Description	Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability.
3	Goal Name	Infrastructure, employment, and anti-poverty
	Goal Description	Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.

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

The Consortium estimates that the HOME program will leverage 500 - 700 units of affordable rental housing, with 10% of these units or 50-70 units dedicated to extremely low-income households, and the majority of units available to low-income households.

Note: The Program outcomes will be revised based on budget allocations in the adopted budget.

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

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

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

Activities to Increase Resident Involvements

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

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

No

Plan to remove the ‘troubled’ designation

N/A

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

Barriers to Affordable Housing

Barriers include:

1. Time consuming administrative and permitting processes
2. Complex building code requirements
3. Development limitations posed by local zoning code including restrictions in historic and conservation districts
4. Ongoing national and local housing crises exacerbated by the COVID-19 pandemic
5. Development costs; increases in the price of lumber and steel, limited skilled labor
6. Programming costs; increasing needs to provide housing with supportive services
7. Federal funding availability and inflexible program guidelines
8. Housing costs; rising rent and home prices coupled with limited or stagnating wages
9. Limited flexibility with Federal funds.
10. Lack of affordable housing supply makes impediments to Fair Housing choice more pronounced.
11. Historic housing policy and investments such as eminent domain seizures and redlining, still influence patterns of racial and ethnic segregation.
12. Protected classes still experience illegal housing discrimination especially disabled, racial and ethnic minorities, refugees and immigrants, families, and single female headed household.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove barriers include:

1. Review and streamline administrative, permitting, and zoning code processes and regulations for affordable housing developments, similar to the Design Overlay Zone Amendments project.
<https://www.portland.gov/bps/doza/about-project>
2. Consortium and A Home for Everyone joint planning for streamlining homeless services.
3. Generate a public land surplus inventory and land bank parcels suitable for future affordable housing projects, similar to affordable housing prioritization of surplus land in the Shelter to Housing Continuum project. Regular review of the zoning code to ensure maximum flexibility in siting new affordable housing developments, such as the Shelter to Housing Continuum project:
<https://www.portland.gov/bps/s2hc/about-shelter-housing-continuum-project>
4. Regular market rent studies so local PHA can accurately reflect Fair Market Rents.
5. Update City of Portland design review processes, thresholds, and costs, creating more flexibility for affordable housing developments.

<https://www.portland.gov/bps/doza/about-project>

6. Seek local resources to supplement declining Federal investments for affordable housing development like housing bonds such as the local Portland Housing Bond and the regional Metro Housing Bond⁰
7. Annual increases in the State of Oregon minimum wage based on county and regional metro areas.
8. Designate local PHA for Moving to Work program.
9. Increase Federal funding for affordable housing development, rehabilitation, and programming and increase the value of housing vouchers.
10. Educate landlords and tenants about landlord tenant laws including local regulations on mandatory relocation assistance, screening criteria, and security deposit regulations and state laws on qualified landlord reasons for evictions and protected anti-discrimination status based on source of income.
11. Recognize historic disparities and seek legal and policy remedies, including implementing affirmative marketing requirements and targeted investment in underserved communities.
12. Invest in fair housing education and enforcement of fair housing laws.
13. Adopt a formula for the distribution of Federal housing funds that is population and needs based.

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

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

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

The jurisdiction, under the organization of its Continuum of Care (CoC) has several agencies who conduct street outreach to identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. (Our CoC organization is the A Home for Everyone initiative.) Outreach teams use a coordinated, participant-centered and trauma-informed approach to quickly identify and engage people experiencing unsheltered homelessness. Outreach teams include staff specializing in DV, substance use, behavioral/mental health and peer support to effectively build relationships with vulnerable groups (families, youth, adults with severe disabilities). Outreach staff also respond to calls for help through the 211 I & R line. Outreach staff participate in Coordinated Entry (CE) case conferencing to coordinate outreach and strategies for serving those not yet engaged in services. Outreach providers offer transportation assistance and mobile CE screening, and connect people to emergency shelter, permanent housing and support services. We prioritize using rapid rehousing funds (including Emergency Solutions Grant, HOME tenant-based rent assistance, and leveraged local resources) and outreach to landlords to reduce housing placement barriers. Outreach and Engagement providers meet regularly through multiple channels to coordinate efforts, and hold weekly coordination calls and in-person meetings (daily calls during severe weather) among public safety, outreach and social service staff, and public space management to coordinate and identify vulnerable individuals. The jurisdiction supports low-barrier day access centers that offer food and hygiene supplies for unsheltered people, which are increasingly used as engagement sites for rapid rehousing. The jurisdiction also funds long-standing street-to-home placement directly into permanent supportive housing using leveraged local, HUD CoC, and housing authority resources.

Addressing the emergency and transitional housing needs of homeless persons

The jurisdiction, under the organization of its Continuum of Care (CoC) conducts annual needs and gaps assessments, which correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. The planning occurs primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee. The CoC is currently considering a range of new, innovative services for people experiencing unsheltered homelessness, including alternative shelter models as well as expanding the semi-congregate 'motel' shelters developed in response to the COVID 19 Pandemic. Current and continuing shelter and transitional housing models bring unique focus to different vulnerable populations experiencing unsheltered homelessness including youth, families, people with disabilities, Black, Indigenous and other People of Color and LGBTQIA+. Investment of resources within this strategic plan, including ESG, HOPWA, and CDBG, are prioritized for investment in aligned activities through direct coordination with the CoC.

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

The jurisdiction, through its local Continuum of Care (CoC) identifies households with the longest length of time homeless through extensive street outreach and CE assessments conducted through our local 211 information line, in person at most service providers (including partnering hospitals, mental health and developmental disability service providers), and mobile teams of CE assessors. Assessments and by-name lists are managed within HMIS. CE includes length of time homeless as a prioritization factor, the CoC adopted HUD Notice CPD-16-11 for PSH prioritization, and VASH prioritizes based on length of time homeless. . Local HMIS data show the County reduced average length of time homeless in shelter from 37 days (PY 2018-19) to 36 days (PY 2019-20). The jurisdiction, through our CoC, uses the following strategies to reduce length of time homeless: coordinated investment of local, state and federal resources in short and long-term rent assistance and prioritized access through local Coordinated Entry (CE) systems and homeless preferences to affordable and supportive housing units throughout the CoC's geography; Collaboration with health, mental health and other mainstream systems to identify people experiencing or at risk of homelessness; Multiple mobile teams of housing placement specialists identify and engage people experiencing homelessness in CE assessments, street-to-home housing placement, shelter diversion and rapid rehousing activities, each using a housing first approach.

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

Jurisdiction providers have a long history of local investment in RRH activities for families. Since 2005, the Short Term Rent Assistance program has consolidated local, state & federal funding (including ESG) and is administered by the local housing authority. In 2014, the CoC launched the Homeless Family System of Care. The Homeless Family System of Care (HFSOC) works collaboratively as a leadership and direct service team to address the unique needs of families experiencing homelessness in Multnomah County. The HFSOC has shared values that include the practice of assertive engagement, using an equity lens to assure racial and social justice, and a shared belief that all homeless families should be housed. Homeless families access the system through a coordinated entry process that first screens them for immediate safety and then for overall vulnerability. Because many more families are seeking housing assistance than there are resources to provide, families are prioritized based on vulnerability, housing opportunity and provider capacity. The HFSOC provides culturally specific programming to help families obtain or regain permanent housing as quickly as possible and ensures ongoing access to services to maintain stable housing. Interventions include temporary shelter, outreach, rapid rehousing and supportive housing, retention and Housing Choice Vouchers.

Local HMIS data following up on individuals who leave the system show that among those who were able to be contacted, 85 percent retained permanent housing 12 months after leaving a permanent housing project during FY 2019-2020. To reduce returns to homelessness, we invest in: 1) flexible local housing retention funds to stabilize households who may face temporary crisis that places them at risk; 2) landlord recruitment & guarantee funds to ensure households placed in private market units have additional resources for stability; 3) housing authority has on-site DV advocates to assist HCV & Public Housing residents to maintain their housing assistance and improve retention; 4) active retention monitoring at 6- and 12-month post-subsidy to assess outcomes and provide training for those who don't meet community-wide standards. CoC providers routinely use HMIS to monitor and record episodes of homelessness of those who exit RRH, TH, PSH projects at 3-, 6- and 12-months after project exit.

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

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

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

The share of CoC participants exiting the system with increased income held steady at 33 percent between PY 2018-19 and PY 2019-20, after increasing from 30 percent in PY 2017-18. The CoC-funded Employment Recovery Program, run by nonprofit Central City Concern, uses a "zero-exclusion employment service model" to connect adults with multiple barriers (criminal histories, substance abuse, mental health, homelessness, etc.) to jobs. Jurisdiction-funded agencies are part of the local Economic Opportunity Program, providing career track training, counseling and job placement through our local Workforce Investment Board, with resources available in local American job centers. The BEST (Benefits and Entitlements Specialist Team) Program, led by Central City Concern in partnership with the local Social Security Administration, helps homeless disabled persons unable to work obtain SSI, SSDI & health insurance an average of 5 weeks faster than typical wait times. In 2014, the CoC formed a

Workforce subgroup to develop priorities for greater employment/housing alignment and improve data analysis at a system-level to inform planning and expansion. This workgroup meets monthly to continue planning and strengthening the alignment between employment and housing services in our community.

The jurisdiction, through the County CoC partners with Worksystems (local WIB), Portland Business Alliance (downtown businesses) and State Dept. of Human Services (TANF, JOBS Works) to increase income opportunities for homeless persons. All three are on the CoC Board and Workforce subgroup. Worksystems is a main liaison between the County CoC and statewide WIOA implementation. They oversee the Economic Opportunity Program which provides career track training, counseling, and job placement, and leverages federal funds (DOL, DHHS), local housing funds, jobs through local businesses and community-based case management to achieve successful employment & housing outcomes. The subgroup developed strategies that have committed local support: adding rent assistance to an effective employment program, piloting braided DOL/TANF/local funds to support homeless SNAP recipients and increasing job opportunities through employers. 75% of the County CoC projects regularly connect participants to services provided by mainstream employment partners.

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

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

Local housing programs engage the Portland Lead Hazard Reduction Program for grants to remediate lead-based paint hazards in housing where children under the age of 6 visit or reside. Grants to low-and moderate- income households to make their homes or apartments safe and healthy, free of mold, fire hazards, high radon levels, and peeling lead paint. Households at immediate risk are sometimes relocated to lead safe housing. New housing is considered lead safe.

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

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

Low-income households, specially renters, are likely to be living in older housing stock built before 1972 and therefore more likely to experience lead hazards issues. National studies commissioned by the Department of Housing and Urban Development estimate that 35% of all low-income housing contains lead hazards. In Multnomah County, this translates into at least an estimated 63,000 renter occupied units based on year of construction, with lead-based paint hazards that are most likely occupied by low-income families. The following tables captures the estimated number of renter-occupied units by year structure was built for Multnomah County:

Year Structure Built (Renter-Occupied Housing Units), Multnomah County		
Renter-Occupied Housing Units:	148,340	
Built 2014 or Later	6,062	4.1%
Built 2010 to 2013	4,977	3.4%
Built 2000 to 2009	16,696	11.3%
Built 1990 to 1999	19,281	13.0%
Built 1980 to 1989	15,019	10.1%
Built 1970 to 1979	23,292	15.7%
Built 1960 to 1969	15,322	10.3%
Built 1950 to 1959	12,192	8.2%
Built 1940 to 1949	8,802	5.9%
Built 1939 or Earlier	26,697	18.0%

Data Source: 2015-2019 ACS 5 yr. Estimate

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

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

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

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

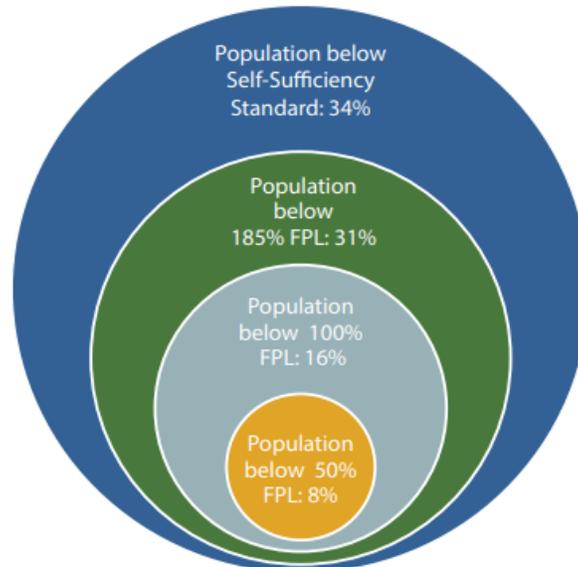
As the title suggests [2019 Poverty in Multnomah County](#) details the status of poverty in County and also includes a framework section for addressing poverty in Multnomah County. According to this report:

More than one-third of Multnomah County households do not have enough income to be able to meet their basic needs. Within this group are 126,836 people – 16% of the county’s population – who meet the official definition of poverty. Communities of color, immigrants and refugees, children and youth, single-parent families, seniors, people with disabilities, women, and the LGBTQ community are disproportionately impacted by poverty

The following illustration from the report captures the state and level of poverty rather well:

Levels of Poverty in Multnomah County⁹

- **Unable to meet basic needs (below SSS):**
Approximately 34% of Multnomah County’s households (with an estimated 261,793 people) fall below the Self-Sufficiency Standard, meaning they are unable to meet their basic needs without public safety net services and/or private support from family, friends, churches, or nonprofits.¹⁰
- **Safety net poverty (below 185% FPL):**
31% of the population (238,216 people) meets the definition of poverty used by many government safety net programs, with incomes below 185% FPL.
- **Official poverty (below 100% FPL):**
16% of the population (126,836 people) meets the official definition of poverty, with incomes at or below 100% FPL.
- **Deep poverty (below 50% FPL):**
8% of the population (59,250 people) is living in “deep poverty”, with incomes below 50% FPL.



The report recommends that the County and its partners should commit to a comprehensive framework for addressing poverty, eliminating disparities, and creating conditions that will support the economic stability of the County residents.

The framework suggests the following guiding principles:

1. Prioritize the elimination of inequities and disparities.
2. Strengthen the community’s collective capacity to prevent and address poverty.
3. Tailor strategies and services to meet the distinct characteristics and needs of different types of poverty and economic situations.

4. Ease the experience of poverty and make it possible for all residents to meet their basic human needs with dignity.
5. Equip people to move out of poverty by providing pathways to economic independence.
6. Eliminate the stigmas associated with poverty.
7. Promote self-determination.
8. Invest in the well-being and development of children and youth.
9. Address geographic disparities so that all the county's residents have equitable access to resources and opportunities.
10. Pursue structural solutions and policy changes that seek to end the conditions that cause poverty.
11. Work with regional and national partners on collective solutions.
12. Prioritize partnerships and strategic coordination.
13. Pursue opportunities for cross-system collaboration and alignment.

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

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

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

Coordination of homelessness prevention and emergency services including the Continuum of Care planning and implementation is coordinated through the Home For Everyone Board. The City of Portland, City of Gresham, and Multnomah County are all involved in the work of the Home for Everyone planning group, which fulfills the Continuum of Care planning and policy development in addressing homelessness.

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

SP-80 Monitoring - 91.230

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

Program Monitoring

Program monitoring and reporting is a critical part of all (federal, state, and local) affordable housing and community development funding sources and programs. The Portland Consortium members have routine fiscal and program monitoring practices in place whether it is project/services managed via IGA or through subrecipient contracts. Also, some projects are funded by more than one jurisdiction. In this situation, to create efficiency and reduce administration and monitoring burden, only one of the partnering jurisdictions manages the project and the associated monitoring responsibilities. The responsibility alternates between jurisdictions.

As the recipient of all four federal program (CDBG, HOME, HOPWA & ESG) Portland's monitoring covers all listed programs. Additionally, Gresham conducts monitoring of its CDBG projects and also projects involving HOME funds. The County also has regular monitoring requirements for contracts that are funded through its CDBG entitlement allocation. The specifics of monitoring practices for Gresham and Multnomah County have been described in the strategic plan sections (SP-80) of these partners respectively.

The remainder of this section details the monitoring practices of City of Portland. Monitoring guidelines for federal funding sources (e.g., CDBG, ESG, HOME & HOPWA) are found in the [Community Planning and Development Monitoring Handbook](#). These resources were developed by HUD for its own staff's monitoring processes, and as such, serve as excellent guides for PHB monitoring activities.

A significant portion of CDBG funding is allocated through subrecipient contracts and the contract monitoring process can be summarized as:

Summary

Contract monitoring is an important responsibility of the Contract Manager, because

- Monitoring helps to ensure that public funds are being managed and spent on the activities and services for which they are intended.
- It also assists in ensuring subrecipients (and by extension PHB) are maintaining compliance with Federal requirements.

- The programs funded by PHB are expected to meet certain standards in providing services to benefit specific individuals, groups and/or communities. Contract monitoring is a useful method of determining the extent to which this is actually happening.

The following table details the three main components performed by the Contract Manager in the contract monitoring process.

Monitoring Component	Description	Frequency
Desk Monitoring/ Risk Assessment	A compilation of monitoring forms that assess the contractor’s overall capacity to successfully carry out contracted services. Contractors are given a numeric “risk” value, which determines if an on-site monitoring visit is warranted.	Annually, preferably within the first 6 months of contract start date
Performance Review	A review of the contractor’s program reports, financial invoices and correspondences (phone, email, in-person meetings), to determine whether the program is on track with meeting its goals and expenditures.	Conducted quarterly (program reports), monthly (financial invoices) or more frequently based on need
On-Site Monitoring	A scheduled visit at the subrecipient’s agency site, involving an in-depth review of program documents and processes, staff interviews, financial document review and follow-up to any concerns or findings. The goal of the on-site monitoring is to ensure that subrecipients are performing program activities and spending funds in compliance with the contract. The on-site monitoring also provides the opportunity to address more serious issues that have been previously identified and engage contractors more fully in discussing and resolving problem areas.	<ul style="list-style-type: none"> • Minimum of once every four years. • more frequently if necessitated by risk assessment • Mandatory for new contracts

Similarly, all HOME projects are monitored by the City’s sub-recipient contractors for compliance with all HOME requirements, e.g., long-term compliance with housing codes and affordability requirements. Monitoring is performed on a regular schedule at the intervals required by HOME regulations.

HOPWA program that is managed by JOHS (Joint Office Homeless Services) is monitored as part of the IGA and also as part of the County monitoring of its subrecipients- in this case Cascadia Aids Project (CAP) and Central City Concerns (CCC)

ESG Program has specific Performance Standards. In establishing the coordinated Short Term Rent Assistance (STRA) program, Home For Everyone developed two primary performance standards for short-term rent assistance activities under the Home For Everyone Plan (and subsequently within the CoC):

1. Number of households placed or retained in permanent housing.
2. Percentage of assisted households retaining permanent housing at three, six, 18- and 12-months post-subsidy.

Performance data are recorded by STRA providers in the regional HMIS and reported via the standardized Shared Housing Assessment Report. Cumulative STRA program performance standards for housing retention are 90 percent of assisted households at three month post-subsidy, 80 percent at six months and 70 percent at 12 months. ESG activities will be evaluated using these existing performance standards. As HUD provides a detailed regulatory framework for implementation of the HEARTH Act via the Continuum of Care Interim Rule, PHB and the local CoC will collaborate to develop shared CoC and ESG program performance standards that align with community-level performance standards established through that regulatory framework.

DMWESB Contracting

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

PHB's outreach events typically include representatives from the Oregon COBID (Certification Office for Business Inclusion and Diversity), the State Office that certifies businesses as Disadvantaged, Minority, Women Owned or Emerging Small Business or Service Disabled Veteran owned (DMWESB-SDV). They also maintain the database of certified firms that the Bureau utilizes as and when contracting opportunities arise.

In addition to PHB sponsored events, the Senior Construction Coordinators at PHB also attend regular meetings and events (now occurring virtually) of partner organizations working to increase diversity, such as the Oregon branch of the National Association of Minority Contractors (NMAC), Oregon Association of Minority Entrepreneurs (OAME), and various minority Chambers of Commerce.

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

Expected Resources

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

Introduction

Funding in the first year is based on FY 2020-21 allocations. The Consortium conservatively assumes that this amount will be available annually in the remaining four years of the five-year plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$8,546,525					Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,743,539					Rental Development, Administration, Homebuyer, TBRA
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$1,797,490					

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$745,056					Shelter Services, Rapid Rehousing

Expected Resources – Priority Table

*** The expected resources will be updated when the Portland City Council adopts the budget for upcoming fiscal year.**

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

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

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

includes in kind and private sources.

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

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

Discussion

These revenue estimates are based on FY 2021-22 HUD program allocations.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2021	2025	Affordable Housing Public Housing	PORTLAND LMA	Increase and preserve affordable housing choice		Rental units constructed: 500 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Added: 300 Household Housing Unit Homeowner Housing Rehabilitated: 850 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Other: 2100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Reduce homelessness and increase stability	2021	2025	Public Housing Homeless Non-Homeless Special Needs	PORTLAND LMA	Basic Services, homelessness prevention/intervene		Public service activities other than Low/Moderate Income Housing Benefit: 1085 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 3500 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4000 Beds HIV/AIDS Housing Operations: 500 Household Housing Unit
3	Infrastructure, employment, and anti-poverty	2021	2025	Non-Housing Community Development	PORTLAND LMA	Community Economic Development	CDBG: \$7,758,107 HOPWA: \$1,091,788 HOME: \$2,978,652 ESG: \$702,193	Jobs created/retained: 2000 Jobs Businesses assisted: 350 Businesses Assisted

Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity.
2	Goal Name	Prevent homelessness and increase stability
	Goal Description	Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability.
3	Goal Name	Infrastructure, employment, and anti-poverty
	Goal Description	Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects attached to this action plan **will be updated with FY 21-22 allocations when budget is adopted. The project** are broad categories based on our requested budget. They will be broken down into specific subrecipient contracts, as applicable, at a later point in the process.

#	Project Name
1	FY21-22 Program Administration - CDBG
2	FY21-22 Program Delivery - CDBG
3	FY21-22 Program Administration - HOME
4	ESG16
5	FY21-22 Program Administration - HOPWA
6	FY21-22 Fair Housing Admin - CDBG
7	FY21-22 Section 108 Repayment
8	FY21-22 Economic Opportunity Initiative - Microenterprise
9	FY21-22 Economic Opportunity Initiative - Adult Workforce
10	FY 21-22 Economic Opportunity Initiative - Youth Workforce
11	FY21-22 Housing Development Center
12	FY21-22 New Affordable Housing
13	FY21-22 Preservation Affordable Housing
14	FY21-22 HOME Consortium - Gresham
15	FY21-22 HOME Consortium - Multnomah County
16	FY21-22 Single Family Fin Assist
17	FY21-22 Single Family Home Repair
18	FY21-22 HOME CHDO Operating Contracts
19	FY21-22 HOPWA Subcontracts
20	Carryover affordable housing for 20-21

Project Information

*** The Projects will be updated when City budget is adopted**

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

We have decided to allocate our CDBG and HOME dollars primarily to rental housing development, because we have a current housing state of emergency in the city of Portland as well as our surrounding HOME consortium members, city of Gresham and unincorporated Multnomah County. The City has also devoted significant local resources to homelessness access and stabilization as well as tenant based rental assistance. We will continue to use CDBG resources for our economic opportunity initiative focusing on microenterprise technical assistance and workforce development.

The Consortium leverages HUD funds with a variety of local public, as well as private dollars, for housing

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

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

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

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

Discussion

These revenue estimates are based on FY 21-22 Hud Program Allocations

AP-38 Project Summary

Project Summary Information

1	Project Name	FY21-22 Program Administration - CDBG
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG:
	Description	Includes personnel, indirect costs, grants office I/A
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Administrative cap - no beneficiaries to report
	Location Description	
	Planned Activities	
2	Project Name	FY21-22 Program Delivery - CDBG
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG:
	Description	Personnel - HIP, NHP, EOI
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is personnel costs so will be tied to rental housing projects which should have about 50 units added in each of new and preserved affordable housing
	Location Description	Citywide
	Planned Activities	Program delivery for rental housing program
3	Project Name	FY21-22 Program Administration - HOME
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	HOME:

	Description	HOME Admin
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Program admin for the HOME program, no beneficiaries to report
	Location Description	Program admin for the HOME program, no beneficiaries to report
	Planned Activities	Program admin for the HOME program, no beneficiaries to report
4	Project Name	ESG16
	Target Area	PORTLAND LMA
	Goals Supported	Prevent homelessness and increase stability
	Needs Addressed	Basic Services, homelessness prevention/intervene
	Funding	ESG:
	Description	ESG includes rapid rehousing, shelter, and program administration
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	500 homeless or at risk of homelessness
	Location Description	Citywide
	Planned Activities	Shelter, rapid re-housing
5	Project Name	FY21-22 Program Administration - HOPWA
	Target Area	PORTLAND LMA
	Goals Supported	Prevent homelessness and increase stability
	Needs Addressed	Basic Services, homelessness prevention/intervene
	Funding	HOPWA:
	Description	HOPWA Admin
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Program administration, no beneficiaries to report
6	Project Name	FY21-22 Fair Housing Admin - CDBG
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Prevent homelessness and increase stability Community Economic Development
	Needs Addressed	Increase and preserve affordable housing choice Basic Services, homelessness prevention/intervene Community Economic Development
	Funding	CDBG:
	Description	Includes subrecipient and other budget items
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Fair Housing education, enforcement and advocacy
	7	Project Name
Target Area		PORTLAND LMA
Goals Supported		Affordable Housing Choice
Needs Addressed		Increase and preserve affordable housing choice
Funding		CDBG:
Description		Pay as possible out of Section 108 program income
Target Date		6/30/2017
Estimate the number and type of families that will benefit from the proposed activities		N/A
Location Description		N/A
Planned Activities		Repayment of section 108 loan guarantee program
8	Project Name	FY21-22 Economic Opportunity Initiative - Microenterprise
	Target Area	PORTLAND LMA

	Goals Supported	Community Economic Development
	Needs Addressed	Community Economic Development
	Funding	CDBG: \$510,211
	Description	EOI with PDC and subcontractors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 businesses of 5 or fewer employees (microenterprise)
	Location Description	Citywide
	Planned Activities	Microenterprise development and training
9	Project Name	FY21-22 Economic Opportunity Initiative - Adult Workforce
	Target Area	PORTLAND LMA
	Goals Supported	Community Economic Development
	Needs Addressed	Community Economic Development
	Funding	CDBG:
	Description	EOI with PDC and subcontractors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	500 individuals targeted
	Location Description	Citywide
	Planned Activities	Workforce development
10	Project Name	FY 16-17 Economic Opportunity Initiative - Youth Workforce
	Target Area	PORTLAND LMA
	Goals Supported	Community Economic Development
	Needs Addressed	Community Economic Development
	Funding	CDBG:
	Description	EOI with PDC and subcontractors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	520 targeted youth individuals

	Location Description	citywide
	Planned Activities	Youth workforce activities
11	Project Name	FY21-22 Housing Development Center
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Community Economic Development
	Needs Addressed	Increase and preserve affordable housing choice Community Economic Development
	Funding	CDBG:
	Description	Technical assistance
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	2 CDC's assisted with housing development projects
	Location Description	Citywide
	Planned Activities	Technical assistance
12	Project Name	FY21-22 New Affordable Housing
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG & HOME
	Description	Newly affordable units both HOME and CDBG
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 units each HOME and CDBG per year
	Location Description	Citywide
	Planned Activities	Rental housing development
13	Project Name	FY21-22 Preservation Affordable Housing
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice

	Funding	CDBG
	Description	Preservation of affordable units - CDBG
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 units preserved
	Location Description	Citywide
	Planned Activities	Rental Rehabilitation or Acquisition to preserve affordable units
14	Project Name	FY21-22 HOME Consortium - Gresham
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Prevent homelessness and increase stability
	Needs Addressed	Increase and preserve affordable housing choice Basic Services, homelessness prevention/intervene
	Funding	HOME:
	Description	City of Gresham, includes shared costs e.g., Portland administration
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approx 200 households in homebuyer, tenant assistance, and other HOME activities
	Location Description	City of Gresham
	Planned Activities	Homebuyer, TBRA
15	Project Name	FY21-22 HOME Consortium - Multnomah County
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	HOME:
	Description	Multnomah County HOME allocation
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	15 households assisted
	Location Description	East Multnomah County
	Planned Activities	TBRA, rental housing development
16	Project Name	FY21-22 Single Family Fin Assist
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG:
	Description	Down payment assistance and counseling
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 families
	Location Description	Citywide
	Planned Activities	Homebuyer education, counseling, down payment assistance Foreclosure prevention
17	Project Name	FY21-22 Single Family Home Repair
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG:
	Description	Rehabilitation, single family homes, CDBG
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	Citywide
	Planned Activities	Single family home repair via direct loans and subrecipient contracting

18	Project Name	FY21-22 HOME CHDO Operating Contracts
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Community Economic Development
	Needs Addressed	Increase and preserve affordable housing choice Community Economic Development
	Funding	HOME:
	Description	CHDO Operating allocation, provided to certified CHDOs within a 24 month window of completing a HOME rental project
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	CHDO Operating fund as per HOME rule (no beneficiaries)
19	Project Name	FY21-22 HOPWA Subcontracts
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Prevent homelessness and increase stability
	Needs Addressed	Increase and preserve affordable housing choice Basic Services, homelessness prevention/intervene
	Funding	HOPWA:
	Description	Includes Cascade AIDS Project, Clark County Washington, and Central City Concern programs targeted to people with HIV/AIDS
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	200 households will benefit from homelessness prevention and housing services.
	Location Description	Citywide in Portland, Oregon and countywide in Clark County, Washington
	Planned Activities	HOPWA activities

20	Project Name	Carryover affordable housing Fy 20-21
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: HOME:
	Description	carryover will be used for affordable housing. Projects have not been selected yet.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Available for affordable housing in FY 2017-18

The project specific allocation will be updated when City Budget is adopted.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
PORTLAND LMA	30

Geographic Distribution

Rationale for the priorities for allocating investments geographically

Portland Housing Bureau (PHB) investments increase the supply of affordable housing at a time when the area is facing rapidly increasing rents and home prices. Per its Strategic Plan, PHB invests in affordable rental housing development and rehabilitation; services to help people move from homelessness to permanent housing; and in programs that help renters, homeowners and potential home buyer’s access and retain housing. PHB funds are invested primarily through competitive solicitations resulting in contracts and development agreements with community-based non-profit and for-profit organizations. The revenue sources reflected on the map below, from largest to smallest, are Urban Renewal Area (URA) Tax Increment Financing (TIF) funds; federal funds; and City of Portland General Fund dollars. TIF funding is geographically restricted; it must be spent in the URA which generated it. Federal funds are available to spend citywide. PHB’s projects and programs serve very-low and low-income households earning up to 80% of area median income. Location-specific projects funded with TIF or federal funds are reflected on the map. Citywide services – including emergency shelters, homebuyer education, foreclosure prevention, and rent assistance – are categorized in the key as ‘unallocated.’

Discussion

The City of Portland 202 Budget Map, above, shows the total spending per user in the Portland in various sub geographies of Portland..

Affordable Housing

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

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	4,000
Non-Homeless	400
Special-Needs	500
Total	4,900

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	500
Rehab of Existing Units	150
Acquisition of Existing Units	50
Total	800

One Year Goals for Affordable Housing by Support Type

Discussion

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

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

Introduction

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

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

From 2017 to present Home Forward has converted Public Housing units to convert the subsidy from Public Housing to Project-Based HCV (Section 8). Take under Home Forward’s Public Housing Preservation Initiative, the conversion is part of HUD’s Rental Assistance Demonstration (RAD) Program that allows housing agencies to convert Public Housing properties to an HCV subsidy. The conversion allows Home Forward to make public housing units efficient to operate; address unfunded capital needs; provide more housing; and pursue subsidy changes while retaining resident protections and Home Forward's property ownership. Home Forward will convert all of it’s Public Housing portfolio under RAD.

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

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

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

offers a solid pathway for financial independence and self-sufficiency and features creative ways to help participants save money to achieve their long-term goals.

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

N/A

Discussion

N/A

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

Introduction

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

The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners. The Consortium members fund a number of housing and social service providers to provide housing facilities to non-homeless special need populations. These organizations include Blanchet House of Hospitality, Bradley Angle, Cascade AIDS Project, Cascadia, Catholic Charities.

For a complete review of year end outcomes for PY 2019-20 please see:

[A Home For Everyone, FY20 Year End Report](#)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The jurisdiction, under the organization of its Continuum of Care (CoC) invests in a significant number of outreach and in-reach staff at multiple nonprofits and coordinates with others who identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. Within the homeless services system, there are three primary functions that an outreach team can play:

1. Survival Services: All outreach teams play this role as they engage with people on the streets, checking on individuals' wellbeing, engaging emergency services if needed, providing food, water, blankets, tarps, hygiene and, if qualified, on-site healthcare.
2. Assessment/Navigation: Almost all outreach teams provide this service, and for some it is their primary role. They assess individuals' service needs and work to connect them to those services, whether it is treatment, healthcare, identification, shelter, transportation, or housing services. They generally do not provide these services themselves; they provide a warm hand-off.
3. Housing: Several outreach teams provide survival and assessment/navigation services, but their primary responsibility is to work with people to complete all aspects of the housing placement process - barrier removal, unit search, leasing support, move-in support, and, in some cases, even the post-placement supports to help someone retain their housing. Outreach workers within these agencies use Housing First, trauma-informed approaches to build relationships with vulnerable groups (families, youth, Veterans, survivors of domestic violence, and adults with disabilities) interested in accessing resources. If they give verbal or written consent, sheltered and unsheltered persons are entered into HMIS, assessed through coordinated entry and connected to appropriate housing and services. In this Fiscal Year, we will continue to prioritize using rapid rehousing funds (including ESG, CoC, and leveraged local resources) and outreach to landlords to reduce housing placement barriers. Outreach and engagement providers (including law enforcement) meet regularly at an outreach subcommittee of the local CoC Board to discuss challenges and opportunities to improve coordination. The jurisdiction supports low-barrier day access centers that offer food and hygiene supplies for unsheltered people,

which are also used as engagement sites for rapid rehousing and coordinated entry assessment. The jurisdiction also funds long-standing street-to-home placement directly into permanent supportive housing using leveraged local, HUD CoC, and housing authority resources. The jurisdiction will continue successful coordinated entry practices by funding a multi-agency mobile team providing street and site-based outreach/engagement. This team will conduct coordinated entry assessment, provide resource navigation and referral, help participants collect documents necessary for landlords, help mitigate barriers, and provide flexible client assistance to support the rapid transition of people prioritized through coordinated entry to available housing resources. Specifically, to the current moment, outreach providers will continue to prioritize safety, prevention and service access specific to the COVID 19 pandemic, including distribution of PPE, access to vaccinations as well as the ongoing work of coordinated entry assessment and/or housing placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

The jurisdiction, under the organization of its Continuum of Care (CoC) conducts annual needs and gaps assessments, which correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. The planning occurs primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee. Current community program guidelines describe emergency shelter and transitional housing activities and outline for each: populations served and prioritized, effective practices, and minimum and ideal operating standards. Investment of resources within this strategic plan, including ESG, HOPWA, and CDBG, are prioritized for investment in aligned activities through direct coordination with the CoC. During FY 2021-22, the jurisdiction, through its CoC plans to maintain available safety off the streets options, including 400 motel rooms (mobilized as physical distancing options during the COVID pandemic), 660 beds in adult shelters, 229 beds in women's shelters, 195 beds in family shelters and 120 beds for survivors of domestic violence.

The jurisdiction, through its local Continuum of Care (CoC) tracks length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, a Veterans By-Name List, CoC- and Emergency Solutions Grant (ESG) project data, and CoC system mapping. Local HMIS data show an increase in the average length of time homeless in shelter between PY 2017-18 and PY 2018-19, from 29 days to 37 days, and a slight decrease between PY 2018-19 and PY 2019-20, from 37 days to 36 days. This contributed to a 30 percent decline in the number of people served between PY 2017-18 and PY 2019-20. These trends are due in part to increasing unaffordability in the Portland metro, with clients and housing providers reporting that they cannot find affordable housing anywhere in the county.

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

The jurisdiction, through our Continuum of Care (CoC), will continue to use the following strategies to reduce length of time homeless: coordinated investment of local, state and federal resources in short and long-term rent assistance and prioritized access through local Coordinated Entry (CE) systems and homeless preferences to affordable and supportive housing units throughout the CoC's geography; collaborations with health, mental health and other mainstream systems to identify people experiencing or at risk of homelessness; partnerships between outreach teams and housing providers to ensure that participants are matched to housing resources that meet their needs and successfully exit from homelessness into stable placements adopting HUD's Notice CPD-14-012 prioritization policy for our permanent supportive housing (PSH); prioritizing beds for chronically homeless (CH) families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH. Voters in May 2020 passed the Metro Supportive Housing Services Measure that will greatly expand funding for permanent supported housing options across the region. Year one investments beginning July 2021 that prioritize housing and rent supports for approximately 1300 households experiencing homelessness. Since 2005, the Short-Term Rent Assistance program has consolidated local, state & federal funding (including ESG) and is administered by the local housing authority. Currently the Adult System and the Homeless Family System of Care are reviewing and revising the coordinated entry process and prioritization tools with the intention of making them more culturally responsive, racially equitable, and effective at capturing vulnerabilities that are aligned with our community's priorities.

Follow-up retention data collected by our service providers show that individuals who exit a permanent housing project are likely to remain in housing 12 months later. Among individuals who were able to be contacted, 85 percent were still housed 12 months after project exit in PY 2019-20. This retention rate has held steady during the past three program years, at 89 percent in PY 2017-18 and 85 percent in PY 2018-19. Our CoC complies with HUD system performance reporting for returns to homelessness using our HMIS. To reduce returns to homelessness, we invest in: 1) flexible local housing retention funds to stabilize households who may face temporary crisis that places them at risk; 2) landlord recruitment & guarantee funds to ensure households placed in private market units have additional resources for stability; 3) housing authority has on-site DV advocates to assist HCV & Public Housing residents to maintain their housing assistance and improve retention; 4) active retention monitoring at 6- and 12-month post subsidy to assess outcomes and provide training for those who don't meet community-wide standards. In this Fiscal Year, the jurisdiction anticipates a significant expansion of permanent housing resources through the above mentioned Metro Supportive Housing Services Measure, and will greatly augment current permanent housing programs and funding. All current and new funding will prioritize support to Communities of Color in order to address disparities in service access and outcomes.

Employment recovery and economic opportunity programs: The CoC-funded Employment Recovery Project, run by nonprofit Central City Concern, uses a supported employment model to connect adults with multiple barriers (criminal histories, substance abuse) to jobs. Jurisdiction-funded agencies are part

of the local Economic Opportunity Program, providing career track training, counseling and job placement through our local Workforce Investment Board, in collaboration with employment providers. The BEST (Benefits and Entitlements Specialist Team) program, led by Central City Concern in partnership with the local Social Security Administration, helps homeless disabled persons unable to work obtain SSI, SSDI & health insurance an average of 5 weeks faster than the typical time frame. In 2014, the CoC formed a Workforce subgroup to develop priorities for greater employment/housing alignment and improve data analysis at a system-level to inform planning and expansion. The jurisdiction, through our CoC. partners with Worksystems (local WIB), Portland Business Alliance (downtown businesses) and State Dept. of Human Services (TANF, JOBS Works) to increase income opportunities for homeless persons. All three are on the CoC Board and Workforce subgroup. Worksystems is a main liaison between our CoC and statewide WIOA implementation. They oversee the Economic Opportunity Program which provides career track training, counseling, and job placement, and leverages federal funds (DOL, DHHS), local housing funds, jobs through local businesses and community-based case management to achieve successful employment & housing outcomes. The subgroup developed strategies that have committed local support: adding rent assistance to an effective employment program, piloting braided DOL/TANF/local funds to support homeless SNAP recipients and increasing job opportunities through employers. 75% of our CoC projects regularly connect participants to services provided by mainstream employment partners.

Note: Some data points in this narrative will be updated by JOHS.

Discussion

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

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

In FY 20-21, the jurisdiction expand local funding through the Metro Supportive Housing Services Measure to expand supportive housing, rent assistance and shelter capacity, in addition to utilization of other local funding sources for homelessness prevention and shelter diversion including eviction prevention-focused rent assistance, clinical staff to work with people with disabilities in affordable housing units to prevent eviction, housing stabilization workers to assist patients as they enter and prepare to exit health care facilities, and legal representation for people at risk of homelessness.

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

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	50
Tenant-based rental assistance	45
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	63
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	2
Total	160

Note: The One-Year will be revised based on final adopted budget allocation.

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

Introduction

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

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

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

The main barrier is the decline of Federal Resources and the main strategy is to develop local resources for housing development, homelessness prevention and community economic development while continuing to advocate for sufficient Federal funding.

Barriers and strategies to address them in FY 2021(or is this FY 2022?)

1. **Barrier:** National housing and economic crisis. **Strategy:** Home Forward requested a market rent study which resulted in an increase in the local HUD Fair Market Rents. These kinds of strategies will continue to be pursued to ensure access for low income households into high opportunity areas.
2. **Barrier:** Federal and local funding shortfalls **Strategy:** Seek local resources to supplement declining Federal resources. Local and regional housing Bonds were passed.
3. **Barrier:** Lack of an affordable housing supply makes impediments to Fair Housing choice more pronounced. **Strategy:** Increase resources to educate renters and landlords about the recent State law that adds source of income to protected status and of recent local laws requiring in certain situations requirements for security deposits, screening criteria, and relocation payments.
4. **Barrier:** Historic housing policy and investments such as eminent domain seizures and redlining, still influence patterns of racial and ethnic segregation. **Strategy:** Recognize historic disparities and seek

legal and policy remedies, including implementing affirmative marketing requirements and investment in underserved communities, rent stabilization strategies, housing inclusion strategies, and inclusionary housing policies.

5. **Barrier:** Protected classes still experience illegal housing discrimination especially disabled, racial, and ethnic minorities, refugees and immigrants, families, and single female headed household. **Strategy:** Invest in fair housing education and enforcement of fair housing laws through the organizations most likely to reach underserved protected classes as well as increasing the outreach to landlords with smaller portfolios that may be less aware of all regulations in the landlord-tenant space

Discussion

The Portland Housing Bureau investment priorities include:

- Providing rental housing for the most vulnerable people.
- Achieving the goal of 2,000 new supportive housing units by 2028.
- Support first-time homebuyers from communities of color .
- Assist low-income homeowners with home retention services including weatherization upgrades and remodeling.
- Work in coordination with the Joint Office of Homeless Services to provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness.

See the Portland Housing Bond (<https://www.portland.gov/phb/portlands-housing-bond-framework>), and Metro Housing Bond (<https://www.portland.gov/phb/metro-housing-bond>) for additional investment priorities and strategies to improve outcomes for underserved communities.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

The City of Portland actively supports quality housing that is affordable to all residents. The Portland Housing Bureau provides an annual local housing market analysis, State of Housing in Portland. The report shows increasing lack of affordable housing for many household types and especially for communities of color and low-income households. Annual actions to address housing affordability use the following guiding principles.

1. Providing rental housing for the most vulnerable people.
2. Achieving the goal of 2,000 new supportive housing units by 2028.
3. Support first-time homebuyers from communities of color.
4. Assist low-income homeowners with home retention services including weatherization upgrades and remodeling.
5. Work in coordination with the Joint Office of Homeless Services to provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness.

The principles recognized early on that concentrations of poverty and minority populations could block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods (Affirmatively Furthering Fair Housing). The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly assisted housing is one component. The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support. Specific fourth year actions of Portland's five-year Consolidated Plan include the following projects and programs that use both federal and other sources of income.

- Ongoing General Funded rental and fair housing education and enforcement services.
 - Ongoing research to preserve existing privately held market affordable housing in East Portland to mitigate against risk that these units be lost (e.g. become uninhabitable or get renovated to target higher-income tenants) and to address the percentage of “rent burdened” households – something experienced disproportionately by communities of color.

- Ongoing General Fund for Homeownership and Home Retention to make these services available outside URA’s and mitigate involuntary displacement, with an emphasis upon people of color and seniors and low-income households in the flood plain.

- Allocate General Fund for East Portland Home Repair to stabilize households and address a disparity of City investment from both a geographic and racial/ethnic perspective.

- Allocate General Fund Ongoing for homeowner case management citywide. This will allow PHB to address factors contributing to involuntary displacement (such as predatory real estate practices and lending, complications in estate planning and challenges of maintaining a large home) with a focus on communities of color.

- Allocate annual federal grant funding (CDBG/HOME) for rental housing development to increase resources available to be used outside of URA’s. This allows increases PHB’s ability to create and maintain affordability in gentrifying communities and racial/ethnic communities at risk of displacement.

- Allocate Lents URA funding for rental housing development to preserve and create affordable housing in East Portland – a neighborhood at risk of involuntary displacement, something experienced disproportionately by communities of color.
 - Significant new citywide investments through Housing Bond resources for new rental housing development that serves underserved communities.
 - Significant new local funding for services and programs to serve renters and prevent unwanted displacement.

Actions planned to foster and maintain affordable housing

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

Following the conclusion of the 11X13 campaign, the City continues to work to preserve affordable housing that may be lost from the housing inventory. The City acquired the Joyce Hotel and the Westwind Apartments, among the last buildings in the Downtown core that provided single room occupancy units and shared rooms with hostel beds for extremely-low income residents. At the Joyce, despite being a hotel, some residents have lived in the building for many years as their primary residence. Similarly, the Westwind has had many long-term residents. Preservation and rehabilitation of existing affordable housing in the City's portfolio is ongoing, with a significant proportion of the rental development budget each year dedicated to rehabilitation of existing units and restructures of loans to allow partners to keep operating affordable units. To further the objective of quality housing for all segments of the population, the City supports rehabilitation of units to provide permanent accessibility for persons with disabilities and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income first-time homebuyers in the form of down payment assistance. The City works with the community to affirmatively remove the minority homeownership gap in addition to other racial disparities in equitable enjoyment of and access to housing. The Enhanced Rental Inspection Program and has been effective and the city is considering expansion of this program. The program results in inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants. Community based plans also identify resources and strategies for land banking. Additional renter protections adopted in recent years also provide a more balanced relationship between tenants and landlords.

Actions planned to reduce lead-based paint hazards

For twenty years, PHB has been successfully applying for the HUD Lead Grant. PHB was recently granted a new lead award of \$3.6 million dollars which will assist with lead hazard control work through July 2024. The lead grant services households below 80% AMI and is focused on remediating lead hazards. This funding can leverage Multnomah County Weatherization Program and the home repair grants PHB community partners administer. Also, PHB's home repair loan, can leverage the lead hazard reduction grant. Program elements of the lead grant include: rehab education, certification of contractors, resource to contain lead based paint hazards in homes of low-income homeowners, home testing and blood testing of children, relocation assistance for families with exposure to lead.

Additionally, Acquisition and rehab of housing units funded with federal dollars, and built before 1978, are reviewed to confirm compliance with the Lead Safe Housing Rule. For units acquired with federal funds, per 24CFR 35 subpart K, any deteriorated paint is stabilized before occupancy. In units undergoing rehabilitation, per 24CFR 35 subpart J, the unit is assessed for lead-based paint and lead-based paint hazards as required by the amount of funding committed to the project. The lead hazards are then addressed as required by subpart J and the funding amount. The HUD Lead Grant referred to

above is often able to assist in funds and compliance with the Lead Safe Housing Rule when there are children under 6 occupying or visiting the units.

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

In 2019, the Portland Housing Bureau examined the use of federal grant funds and determined that some adjustments could be made to better match funding sources with programming by shifting funding for tenant-based rent assistance, homeownership programs, and fair housing programs from federal sources (HOME and CDBG) to ongoing General Fund. The budget decision represents a coordinated and evidence-based effort to align planning goals with program offerings. This budget decision also took in to account the need for focused stabilization efforts in East Portland, implementation of the North Northeast Neighborhood Housing Strategy, and coordination with the Joint Office of Homeless Services and A Home for Everyone. Budget performance measures are tied to the goals, policies, and outcomes for each respective program area.

new landlord-tenant focused programming is being implemented through the Rental Services Office including expanded Fair Housing services, relocation assistance, and regulations for screening criteria and security deposits. Additionally, a rental unit registration system is underway and landlord training workshops are ongoing. Additional expanded capacity to offer permanent supportive housing with new rental housing development are made possible through the Portland and Metro Housing Bonds along with resources for supportive services funding by Multnomah County. The City continues to examine all avenues of the development process including the land use review and permitting process. Recently adopted changes to the zoning code through the Residential Infill Project and the Better Housing by Design project will expand the ability to develop middle housing throughout much of the city. Zoning

code projects currently under review, such as the Design Overlay Zone Amendments, are examining the permitting and review process to simplify and streamline this part of development. Other code projects under consideration, specifically the Shelter to Housing Continuum project, would also expand the ability to site transitional and mass shelters in more locations throughout the City and also creates a pathway for a new alternative shelter model.

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

1. In 2013, leadership from the City of Portland, City of Gresham, Multnomah County, and Home Forward created a renewed plan for ending homelessness in our community, called A Home for Everyone: A United Community Plan to End Homelessness in Multnomah County (AHFE). The plan chartered a new coordinating board to provide shared oversight of our community's work to end homelessness. The board is led by an executive committee, comprised of elected officials from Portland, Gresham and Multnomah County; leadership from Home Forward and Meyer Memorial Trust; as well as representatives from the faith and business community. That Coordinating Board and its Executive Committee, with leadership from local jurisdictions, developed a comprehensive action plan in spring 2015, and implementation is underway. The action plan recommends investments in the most effective strategies, with a goal to reduce homelessness by 50% by 2017, in addition to ensuring that no families, women, or adults with disabilities are unsheltered by the January 2017 homeless street count. HART is fully aligned with the priorities and goals of A Home for Everyone.
2. The City participates in a quarterly networking of area agencies and non-profits working on affordable housing and fair housing issues. The group consists of representatives from the Portland/Vancouver Metro Area that receive HUD federal funding and grapple with largely similar issues tied to affordable housing and housing discrimination. The purpose is largely for sharing updates, strategies and also to request partners to spread the word on available resources and programs.
3. As noted, the City participates in the Comprehensive Economic Development Strategy (CEDS), as well as in regional transportation planning efforts. Both contain strategies that encompass whole communities and neighborhoods. That includes outreach to residents and businesses. Strategies are cross-cutting recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation. The City will continue to participate in regional strategies. The City of Portland is a member of the Continuum of Care and will continue to provide input and act on recommendations. Acting alone and with Multnomah County and the City of Gresham, Portland encourages partnerships across public and private sectors. The N/NE Initiative is a prime example of outreach in a community, bringing residents, businesses,

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

Associated Programs include:

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

Discussion

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

Program Specific Requirements

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

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. Routinely 25% of the CDBG entitlement allocation is passed on Prosper Portland for Community Economic Development projects. The specific allocations for various projects will be finalized as part of budget adoption process.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Note: Available CDBG Program Income will be released in Mid-May

Other CDBG Requirements

- | | |
|---|------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100% |

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

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

The Portland Consortium does not have any other forms of investment beyond those described in Section 92.205.

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

The City of Portland and Multnomah County do not and will not use HOME funds for homebuyer activities for the duration of this Plan. The City of Gresham does use HOME for homebuyers. The City of Gresham uses a “recapture” model for the HOME funds expended to assist homebuyers in the purchase of a new home. Under HOME recapture provisions, financial assistance is provided directly to the buyer or the homeowner and must be repaid, along with a portion of the share of appreciation, further described below, if the property is sold during the affordability period. The seller may sell the property to any willing buyer at any price. Once the HOME funds are repaid to the City of Gresham, the property is no longer subject to any HOME restrictions. The funds returned to the City of Gresham may then be used for other HOME- eligible activities.

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

*See Appendix for City of Gresham 2021 HOME guidelines for Resale/ Recapture

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

At the present time there are no plans to use HOME funds to refinance existing resources.

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

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

View the ESG Guidelines for Emergency Shelter, Homelessness Prevention and Rapid Rehousing in Portland/Gresham/Multnomah County Continuum of Care webpage (updated May 2017) at: [ESG Guidelines for Emergency Shelters](#)

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

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

For the Fiscal Year 2019 the CoC Consolidated Application was submitted by the Joint Office of Homeless Services to the U.S. Department of Housing and Urban Development (HUD) on September 30th, 2019. The application is for more \$26.2 million in annual funding for homeless services, most of which support 40 existing permanent and transitional housing programs operated by more than 18 local nonprofits and governments. Together these programs help to house more than 1,500 formerly homeless households throughout Multnomah County.

For a full review of current CoC activities and guidelines refer to their webpage at: [AHFE Coordinated Access Guidelines](#)

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

A Home for Everyone is led by its Executive Committee, which by charter includes Portland's Mayor and Housing Commissioner, the County Chair, a second County Commissioner, the Mayor of Gresham or a designated Councilor, the Director of Home Forward, and representatives from the faith, philanthropic and business communities. The Executive Committee is supported by a Coordinating Board made up of appointed community members and leaders from the non-profit, health, education, public safety, business, and government sectors, as well as several strategic Coordinating Board subcommittees.

The City of Portland with the Home for Everyone Executive committee currently renews funding for nonprofit agencies carrying out ESG-funded emergency shelter activities, provided that the contractual obligations have been met and project outcomes have been successful. The City may

choose to reduce or eliminate funding to an agency that does not meet contractual obligations, or that administers a project that fails to meet outcome goals. If an existing program does not fit with the Bureau's objectives, the agency may be asked to change its program design. The City may also transition to a competitive RFP process. The City of Portland obligated these funds in coordination with A Home for Everyone, the community's plan to end homelessness. The Joint Office of Homeless Services, responsible for implementing the community plan, directed ESG funds to Emergency Shelter support operations [§576.102(a)(3)] or essential services [§576.102(a)(1)] and HMIS related staffing. At this time ESG is not used to fund or support any other activity. Subgrantees are required to comply with the following minimum program standards as outlined in 24 CFR Part 576.400(e)(3). The City of Portland currently subcontracts ESG funds to private non-profit organizations for emergency shelter and services and HMIS related staffing.

For more information about the award process visit: [AHFE Resources](#)

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

The Portland City Council is the policy-making entity for the Portland Housing Bureau. Because all members of Portland City Council are democratically elected officials, PHB is unable to meet the homeless participation requirement under § 576.405(a). In order to meet the requirements under § 576.405(b), PHB will consult with homeless and formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under the Emergency Solutions Grant through ongoing consultation with the A Home for Everyone Coordinating Board (the local CoC Board). The local CoC Board and its multiple subcommittees each include participation by multiple people with lived experience of homelessness. One CoC Board subcommittee (the Community Advisory Forum) specifically provides a solutions-driven forum for those with lived experience of homelessness and front-line service workers to listen and support each other. It also brings consumers, providers and interested community members together to share information, and identify emerging issues and trends.

5. Describe performance standards for evaluating ESG.

ESG Program Guidelines for Emergency Shelter, Homelessness Prevention and Rapid Re-Housing in Multnomah County were approved and adopted by the A Home for Everyone Coordinating Board, our CoC Board in 2016 and revised in 2017.

In establishing the guidelines, A Home for Everyone (AHFE) hosted a series of community dialogues in 2016 to develop draft guidelines for the program areas of Emergency Shelter (ES), Transitional Housing (TH), Permanent Supportive Housing (PSH) and Rapid Rehousing (RRH). There was a wide range of participation from community partners - service providers, persons with lived experience of homelessness, colleagues from business, health, faith and mainstream services. Representatives from communities of color, including culturally-specific agency staff, participants of color with lived experience of homelessness and jurisdictional staff, were involved in the process through direct participation in the community dialogues and in meetings

with culturally-specific agency staff following the dialogues. Information and feedback from the community dialogues and meetings was incorporated into the final guidelines. The work of developing guidelines was based on AHFE performance goals, values and priorities, as set out in our AHFE plan and the work of the AHFE Coordinating Board subcommittees.

ESG activities and programming are evaluated using existing performance standards for emergency shelter and services and include: 1) Number of unduplicated clients per year served 2) average lengths of stay 3) Clients assessed using Coordinated Assessment tool 4) Percentage exit to permanent housing 4) Percentage exit to non-permanent stable housing (e.g. friends, residential, inpatient treatment, etc.) by time of exit and 5) Percentage of total unduplicated households remaining in housing at 6 months and 12 months. Performance data are recorded by contracted providers in the regional HMIS (homeless management information system) database and reported via quarterly reports to the Joint Office of Homeless Services (JOHS). PHB monitors ESG recipients and evaluates project performance using outcomes collected in the regional HMIS database. Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness, HMIS reports, and ESG recipient feedback. Additionally, the CoC's data & evaluation subcommittee evaluates outcomes regularly.

For more information about ESG guidelines visit: [ESG Guidelines](#)

All three of our CoC's Consolidated Plan jurisdictions (Portland, Multnomah County, Gresham) are represented on the CoC Board (meets monthly) and its Executive Committee (meets every other month). The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee work on strategic planning, outreach, evaluation and system coordination. The CoC devotes 4 hrs/mo. with Portland and Multnomah County, and 2 hrs/qtr. with Gresham. CoC goals from our local homelessness plan align with our Consolidated Plan. Under the 2021-2025 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and for homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity). The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.)

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

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to more effectively end homelessness. Our CoC currently directs ESG to operate emergency shelter to closely aligned with locally- and CoC-funded housing resources. PHB monitors ESG recipients

and evaluates project performance using emergency shelter program outcomes collected in the regional homeless management information system (HMIS). Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness, HMIS reports and ESG recipient feedback. ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures. Lastly, the CoC's data & evaluation subcommittee evaluates outcomes.

APPENDICES

City of Gresham – Recapture/Resale Policy (Updated – April 2021)

Introduction

The City of Gresham is a participating jurisdiction in HUD’s HOME Investment Partnerships Program. Federal regulations require the City to establish written recapture/resale policies that comply with HOME statutory and regulatory requirements for the purpose of carrying out HOME-assisted homeownership activities. These policies are set forth in the Annual Action Plan and clearly describe the recapture/resale provisions, the specific circumstances under which these provisions will be used, and how the City will enforce the provisions for HOME-funded homeownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process.

The purpose of this section is to provide the policies for the City of Gresham’s HOME Investment Partnerships Program. The City of Gresham may use HOME funds for different types of programs to assist with single-family residences:

- Down Payment Assistance provided to new homebuyers.
- Community Land Trust acquisition of a parcel of land under an existing single-family home to provide affordable ownership.

2021 Homebuyer Projects

The City’s 2021 Action Plan includes two homebuyer projects:

- **Proud Ground** – HOME funds will be used to reduce the purchase cost for an estimated two to three households to purchase homes that will be held as permanently affordable in a community land trust. Locations TBD. <https://proudground.org/>
- **City of Gresham Shared Appreciation Mortgage Program WELCOME HOME** – HOME funds will be used to provide down payment assistance for up to 15 households. Locations TBD.

Proud Ground will be subject to City’s HOME resale policy and the WELCOME HOME program will be subject to the HOME recapture policy.

General HOME Property Restrictions

For a homebuyer or homeowner to be eligible for HOME assistance, they must have a low to moderate income, at or below 80% of area median income, as provided by HUD. The household must be purchasing, constructing, or rehabilitating a home that they intend to maintain as their primary residence. Depending on the amount of HOME assistance provided to the residence,

the property must remain affordable for the number of years indicated. If the property is sold during this time, or if it is no longer the primary residence of the household, the recapture/resale restrictions will be enforced.

HOME Assistance per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Recapture Policy

The City of Gresham’s HOME ownership program – WELCOME HOME

The City of Gresham uses a “recapture” model for the WELCOME HOME program to assist homebuyers in the purchase of a new home. Under HOME recapture provisions, financial assistance is provided directly to the buyer or the homeowner and must be repaid, along with a portion of the share of appreciation, further described below, if the property is sold during the affordability period. The seller may sell the property to any willing buyer at any price. Once the HOME funds are repaid to the City of Gresham, the property is no longer subject to any HOME restrictions. The funds returned to the City of Gresham may then be used for other HOME-eligible activities.

Homeownership Program. The City of Gresham created a Home Ownership Program (WELCOME HOME) in 2015 that provides down payment assistance in the form of shared appreciation mortgages to eligible homeowners. When assistance is provided as part of the WELCOME HOME Program, the City will use a recapture model and HOME assistance will be provided in the form of a 0% interest, deferred payment loan. As of April 2021, the maximum amount of assistance that is provided on any one property is \$20,000, however this amount may be increased program-wide at the City’s discretion based on need and housing prices. Underwriting will be conducted on each property to determine the amount of subsidy to contribute to each household. A written agreement, signed by all parties, in the form of a Promissory Note and Shared Appreciation Mortgage (SAM), will serve as the security for these loans. The SAM will be recorded in the land records of Multnomah County. The period of affordability (POA) will be for a term of ten (10) years for loans less than \$40,000 and fifteen (15) years if the City provides loans for \$40,000 or more per property. If the property is sold

within the POA, the full amount of the SAM and potentially a share of appreciation will be due to the City of Gresham. For properties with a ten-year POA, if the property is sold from years 10 – 15, the principal balance of the SAM will be reduced by 20% each year. At the end of the term of the SAM, the entire SAM is forgiven. For properties with a fifteen-year POA, the entire SAM can be forgiven at the end of the POA.

Sale of Properties. Upon sale of the property within the affordability period, the SAM will be repaid as follows:

If the property is sold during the POA the sale of proceeds will be distributed as follows:

- Repayment of the balance of the First Deed of Trust and other superior liens
- Payment of reasonable closing costs
- Net Proceeds = Sales Proceeds less repayment of the above amounts

Distribution of the Net Proceeds:

- Net Proceeds less
- Principal Balance of SAM
- Reimbursement to borrower in amount of principal pay down First Deed of Trust
- Reimbursement to borrower of down payment made at the time of purchase
- Reimbursement to borrower of any approved capital improvements
- Share of Appreciation Amount = Net Proceeds less payment of above amounts
- Share of Appreciation to City = Share of Appreciation * (Amount of SAM / Original Purchase Price of Home)

The amount recaptured by the City will not exceed the Net Proceeds.

For properties with a ten-year POA, if the property is sold between years 11 – 15, the sale of proceeds will be distributed as follows:

- Repayment of the balance of the First Deed of Trust and other superior liens
- Payment of reasonable closing costs
- Repayment of SAM reduced by 20% during each successive year (Year 11, 80% of principal, Year 12, 60% of principal, Year 13, 40% of principal, Year 14, 20% of principal, Year 15, 0% of principal).

The SAM will be 100% forgiven if the property is sold any time after fifteen years or later and the homeowner has maintained compliance with the terms of the loan for the full fifteen years.

Approved Senior or Junior Liens used for Financing. Third party financing of the property through a Deed of Trust or mortgage that is a senior or junior lien on the property is not permitted to restrict the sale of property to income eligible buyers. If the third-party financing charges interest, it must only charge a reasonable interest rate and accept monthly payments or allow interest to accrue with payment due at the maturity date. Financing models may not use equity share models unless approved in writing by the City of Gresham.

When the Sale Price is Insufficient for Shared Appreciation

If the amount of the sale is insufficient to fully satisfy the amounts the HOME assistance amount, the City of Gresham may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower/Seller.

Calculation of the SAM Repayment and Share of Appreciation

See the following chart for instructions on how to calculate the repayment of the SAM and the share of appreciation once a HOME funded property is sold.

SHARED APPRECIATION PAYOFF CALCULATION

(For Repayments During the POA)

<u>Shared Appreciation Percentage</u>		
Original SAM Amount	(/)	<input type="text"/>
Original Sale Price		<input type="text"/>
<hr/>		
Shared Appreciation %	=	<input type="text"/>

<u>Net Appreciation Calculation</u>		
Current Sale Price		<input type="text"/>
1st Mortgage Repayment	(-)	<input type="text"/>
Closing Costs	(-)	<input type="text"/>
<hr/>		
Net Appreciation	=	<input type="text"/>
SAM Repayment	(-)	<input type="text"/>
Paydown of Principal	(-)	<input type="text"/>
Initial Down Payment	(-)	<input type="text"/>
Capital Improvements	(-)	<input type="text"/>
<hr/>		
Net Appreciation Amount	=	<input type="text"/>

<u>Calculation of Repayment</u>		
Net Appreciation Amount		<input type="text"/>
Shared Appreciation %	X	<input type="text"/>
<hr/>		
COG Share of Appreciation	=	<input type="text"/>
Original SAM Amount	+	<input type="text"/>
<hr/>		
Payoff Amount	=	<input type="text"/>

SHARED APPRECIATION PAYOFF CALCULATION (YEARS 11-15 for Loans with a Ten-Year POA)

Full Calendar Years Passed Since Purchase	Repayment Calculation
11 Years	80% of Original SAM Amount
12 Years	60% of Original SAM Amount
13 Years	40% of Original SAM Amount
14 Years	20% of Original SAM Amount
15 Years	0% of Original SAM Amount

Resale Policy

The City of Gresham's Resale policies ensure that HOME-assisted units remain affordable throughout the entire affordability period. The Resale method is used in cases where HOME funding is invested directly into a property, through a developer or nonprofit subrecipient. The HOME funds are used to reduce development or acquisition costs making the price of the home affordable to an eligible buyer.

Specific examples where the City would use the resale method for homeowner assistance include:

1. Providing HOME funds for construction materials and/or labor.
2. Providing HOME funds to reduce the purchase cost for a home that will be held as long-term affordable by Proud Ground in a community land trust.

Resale Policy Notification to Prospective Buyers

The resale policy is explained to prospective homebuyers prior to signing a contract to purchase a HOME-assisted unit. The prospective homebuyers sign an acknowledgement stating that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract. (See attached Notification for Prospective Buyers.)

Enforcement of Resale Restrictions

The resale restrictions are enforced through the use of a HOME written agreement between the City, homebuyer, and subrecipient; a deed of trust securing the City's HOME loan; and a covenant signed by the homebuyer at closing. These documents will specify:

1. The length of the affordability period (based on the dollar amount of HOME funds invested in the unit; either 5, 10, or 15 years);
2. That the home remain the Buyer's principal residence throughout the affordability period; and
3. The conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period, including:
 - a. The Owner must contact the City of Gresham in writing if intending to sell the home prior to the end of the affordability period;
 - b. The subsequent purchaser must earn no more than 65% of the area median income for Gresham and occupy the home as their primary residence for the remaining years of the affordability period. If the new purchaser requires any additional HOME assistance, the affordability period will be reset according to

the amount of assistance provided. If a suitable buyer earning no more than 65% of the area median income cannot be found, a buyer earning no more than 80% of the area median income may be permitted to purchase the home at the City's discretion.; and

- c. The sales price must be affordable to the subsequent purchaser; affordable is defined as limiting the Principal, Interest, Taxes, and Insurance (PITI) amount to no more than 35% of a household's income.

Enforcement of the resale policy will end upon expiration of the affordability period. If at any time during or after the affordability period a HOME-assisted community land trust home is removed from the land trust, the original HOME investment must be repaid by the subrecipient agency.

Affordability to a Range of Buyers

Using the resale method, the City will ensure continued affordability to a range of buyers, particularly those whose total household incomes is between 50 and 65% of area median income. Sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance does not exceed 35% of a household's income. Subrecipients may provide additional subsidy to make the home affordable to buyers below 50% AMI.

Fair Return on Investment

The City of Gresham will administer the resale restrictions to ensure that the Owner receives a fair return on investment and that the home will continue to be affordable to households whose income does not exceed 65% of area median income or 80% of area median income if a suitable lower income household cannot be identified.

The resale formula used by City of Gresham provides a fair return to the homeowner at resale, based on an objective standard that is publicly accessible and can be easily measured, both at the time of initial purchase and at resale.

City of Gresham uses an appraisal-based resale formula to achieve its dual goals of providing a fair return to the original homeowner/seller at resale and ensuring an affordable price to the incoming, low-income homebuyer.

The resale formula stipulates that the homeowner, should they choose to sell, will be able to sell the home for the original price paid, plus 25% of any increase in the combined appraised value of the home and the land during the time of ownership. The homeowner will receive a credit for any down payment, earnest money, IDA, etc. they contributed as part of the total

funds they receive upon sale. Additionally, at resale, the homeowner is allowed to receive an equity “credit” for qualified capital improvements made, as follows:

- 100% of the increase in appraised value attributable to the addition of one or more bedrooms and one or more bathrooms; and
- 50% of the cost of major systems replacement within five years prior to resale. This does not include repairs but is for upgrades or improvements that do not typically increase market value in an appraisal but do increase a home’s useful life (i.e., roof, furnace, electrical system).

Fair Return at Resale Example

Here is an example of how the resale formula is designed to work, using hypothetical market conditions:

At initial purchase:

\$250,000	Market value of land and improvements, as determined by appraisal at initial purchase
<u>(\$ 70,000)</u>	HOME affordability subsidy
\$180,000	Purchase price of home paid by homebuyer

At resale – 10 years later:

\$310,000	Market value of land and improvements, as determined by appraisal at time of resale
\$60,000	Increase in value of land and improvements from initial purchase to resale, as determined by appraisal (\$310,000 minus \$250,000)

Equity earned by homeowner/seller at resale:

\$15,000	Homeowner’s dollar value of appreciation, per resale formula ($\$60,000 \times 25\%$ - \$15,000)
\$12,500	Credit for qualified capital improvements made by homeowner
\$5,000	Credit for down payment (earnest money, IDA, etc.)
<u>\$33,846</u>	Equity earned by homeowner by amortization of mortgage after 10 years ¹
\$66,346	Total equity earned by homeowner/seller at resale (\$15,000 share of appreciation + \$12,500 credit for qualified capital improvements + \$5,000 initial down payment + \$33,846 equity earned through mortgage amortization)

Sale price to next buyer:

\$207,500	Purchase price paid by incoming low-income homebuyer: \$180,000 (initial affordable purchase price) plus \$15,000 (paid to original homeowner as share of
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¹ Assuming 5%, fixed-rate, 30-year mortgage loan of \$179,500 to original homeowner.

appreciation) plus \$12,500 (paid to original homeowner as a credit for capital improvements).

In this example, the City determined that the sales price would have to be between \$150,000 and \$250,000 (amount of mortgage principal, interest, taxes and insurance of not more than 35% of the gross monthly income for the buyer's). The home – a property that now has an appraised market value of \$310,000– is sold to an eligible low-income household for an affordable price of \$207,500 without requiring investment of additional subsidies.

By using a market rate (fee simple) appraisal conducted by an independent, state-licensed appraiser to establish the value of the property prior to the initial purchase of the home, the City of Gresham follows the standard practice for all real estate purchase transactions. By obtaining a new market rate fee simple appraisal, upon notice of intent to sell by the homebuyer, the City ensures that standard methods for determining property values are always used. In this way, market values are easily measured, professionally determined, and publicly accessible. No subjective judgments are made by the City or the homeowner as to what constitutes value and how value is determined.

NOTIFICATION TO PROSPECTIVE BUYER

This notification is provided to _____ who is/are purchasing a home with the assistance of HOME Investment Partnerships Program funding administered through City of Gresham, by and through the HOME Investment Partnerships Program, 1333 NW Eastman Parkway, Gresham, OR 97030.

THEREFORE, IT IS MUTULLY AGREED as follows:

1. City of Gresham provided HOME funds in the form of a loan to _____ for the acquisition of a house located at _____.
2. The U.S. Department of Housing and Urban Development (HUD) Affordability Period (24 CFR Part 92.254(4)) is 15 years, from the date the deed is signed.
3. Resale provisions are applicable for this residence assisted with HOME funds when the property does not continue to be the principal residence of the household for the duration of the 15 Year Home Affordability Period. The Buyer shall annually certify that they continue to use the house as their principal residence.
4. If the Buyer does not continue to occupy the home as his/her principal residence during the Affordability Period, as defined above, or sells the property during the Affordability Period, the following resale provision shall be followed:

Upon sale of the property by the initial homeowner and each successive homeowner during the affordability period, the homeowner must receive a "fair return" on their investment. Fair Return is defined as the original price paid, plus twenty-five percent (25%) of the appreciation, plus qualified improvements as follows:

- 100% of the increase in appraised value attributable to the addition of one or more bedrooms and one or more bathrooms; and
- 50% of the cost of major systems replacement within five years prior to resale. This does not include repairs but is for upgrades or improvements that do not typically increase market value in an appraisal but do increase a home's useful life (i.e., roof, furnace, electrical system); and
- Credit for any down payment at time of purchase (including IDA, earnest money, etc.).

Appreciation is defined as the increase in the combined appraised value of the home and the land from the time of purchase to the time the owner sells the house. The fair return will only apply to sales during the HOME affordability period.

The house must be made available for subsequent purchase only to qualified low-income buyers who will use the house as their principal residence. "Low-income" mean a household income not exceeding 80% of the area median income as established by HUD, adjusted for household size, at the time of home purchase. Each subsequent buyer, during the HOME

Affordability Period, shall not pay more than 35% of the gross income of a household at 80% of area median income for mortgage payments including principal and interest, property taxes, and homeowner's property insurance.

By signing below, the Buyer understands and agrees to the terms contained in this notification.

Buyer: _____

Date: _____