

Action Plan

Fiscal Year 2022-23





**CITY OF PORTLAND ANNUAL ACTION PLAN
FY 2022-2023**

The Portland Consortium includes the City of Gresham, the City of Portland, and Multnomah County. An approved five-year Consolidated Plan and Annual Action Plans are requirements to receive federal entitlement funding from HUD for the four affordable housing and community development programs: CDBG, HOME, HOPWA, and ESG. In Fall 2021, HUD-approved the Consortium’s five-year Consolidated Plan (FY 2021-25) and the Annual Action Plan FY 2021-22.

This plan is the City of Portland’s annual Action Plan for the fiscal year 2022-23. It is the second annual plan tied to the aforementioned Consolidated Plan and details how the jurisdiction will use formula funds from HUD to meet the jurisdiction's affordable housing and community development needs. The plan details the levels of funding available for the fiscal year in reference, the list of projects with funding allocations, and the Consolidated Plan Goals that these projects will further. The proposed projects are based on community needs assessment, public comments, and consultation with area service providers.



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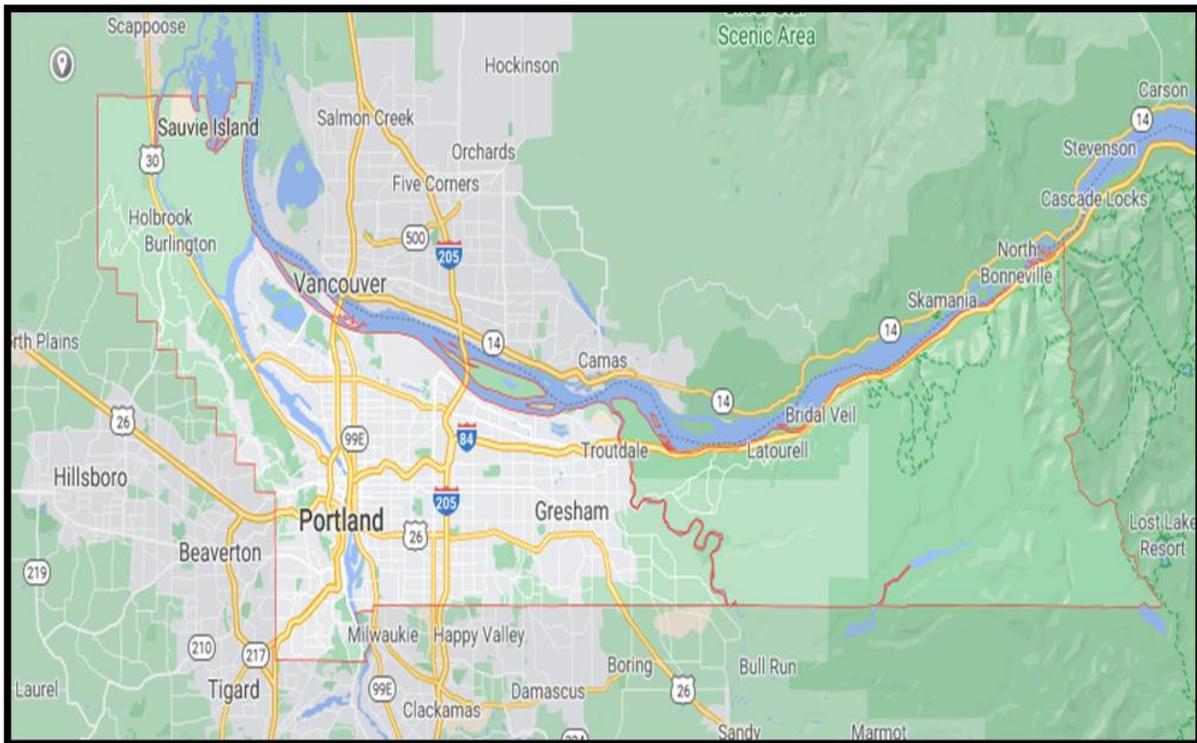
Executive Summary

AP-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 establish strategies to address community needs. This document is the second annual Action Plan Fy 2022-23 tied to the Consolidated Plan for the Portland Consortium for the five years covering 2021-25. The Action Plan provides details on how the recipients of the federal funds intend to allocate the funding that is received.

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



This Plan covers the fiscal year 2022-23 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 years 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 Consolidated Plan 2021-25, three broad needs and goals were identified and described below:

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

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</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 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>2. Reduce and prevent homelessness in ways that can mitigate overrepresentation of BIPOC communities</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>
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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 the population experiencing homelessness.

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

Given the performance period includes the year 2021 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 the population experiencing homelessness, deploy Tenant Based Rent Assistance (TBRA) for households facing the 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 section will be updated at the end of the public comment period.

5. Summary of public comments

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

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

All comments have been accepted by the jurisdiction.

7. Summary

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

Consortium Partners

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

The Portland Consortium includes the City of Gresham, the 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 the preparation of the Consolidated Plan. However, since Gresham and Multnomah County receive separate CDBG entitlement awards, all three Consortium partners prepare agency-specific annual Action Plans.

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

As the designated lead agency for the Consolidated Plan, PHB coordinates and collaborates with 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 gets its own CDBG entitlement funds and hence allocate and administers respective allocations independently. The HOPWA and ESG funds are received by Portland and PHB assumes the program administration lead. Since the creation of the 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.

Action Plan Public Contact Information

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Multnomah County	Fanny Rodriguez-Adams	Fanny.rodrieguz@multco.us

Consulting Partners

AP-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 aspects of the 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 Renter Services Commission, the City of Gresham Community Development and Housing Subcommittee, and the Multnomah County Policy Advisory Board. The preparation of this report was also coordinated with Home Forward, Joint Office of Homeless Services (JOHS), Prosper Portland, area housing service providers, area non-profits, and other stakeholders. Their comments and input are reflected in discussions throughout this Action Plan.

This report is being prepared during the COVID 19 Pandemic period that started in March 2020 and is still ongoing in Summer 2022. Consequently, much of the consultation occurred through surveys, request for participation in virtual hearings, and regular email consultations.

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, renter Services Commission, the City of Gresham Community Development and Housing Subcommittee, and the Multnomah County Policy Advisory Board. Consultations occurred with both housing and service providers and several culturally specific providers in the area. The Consortium was awarded CARES Act funding and as part of implementing programs for COVID-19 relief, consultations included brainstorming strategies with stakeholder groups for long-term recovery. At these sessions, along with CARES funding, feedback was sought for priorities and strategies for HUD entitlement funds as well.

The Consortium also consulted and sought narratives for relevant sections on public housing from Home Forward, the Portland area's Public Housing Authority. Similarly, for sections that deal with homelessness issues and special needs issues, the Consortium worked closely with relevant staff at the Joint Office of Homeless Services (JOHS), the City-County Agency that is in charge of providing services for the population experiencing homelessness and also manages HOPWA contracts.

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 (which meets monthly) and its Executive Committee (which 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 (Basic services and homeless prevention/intervention) and goal #2 (Reduce homelessness and increase stability). Additionally, the other Consolidated Plan priority needs and goals also align with the 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 works 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 the 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 address homelessness more effectively. Our CoC currently directs ESG to expand capacity of the regional Short-Term Rent Assistance program and operate emergency shelters closely aligned with locally- and CoC-funded housing resources. The JOHS, which receives all the ESG funding through an IGA with 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.

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

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. They have also been active participants in design and implementation of various COVID relief programs in the Consortium.
2	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.
3	Agency/Group/Organization	Home Forward
	Agency/Group/Organization Type	Housing PHA 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 email communications.
4	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.
5	Agency/Group/Organization	CITY OF PORTLAND/PROSPER PORTLAND
	Agency/Group/Organization Type	Community Economic Development

	What section of the Plan was addressed by Consultation?	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, email communications.
6	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.
7	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?	Market Analysis 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, meetings, and online surveys and hearings. An anticipated outcome is enhancing accessibility to workforce development programs for the BIPOC Community.
8	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 surveys.
9	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 surveys.
10	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 email communications.
11	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.

12	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 surveys.
13	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 surveys.

14	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.
15	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.
16	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 surveys.

17	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 surveys.
18	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 surveys.
19	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 Citizen Participation- Language Access
	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 surveys. IRCO also translated the citizen comment card in four different languages to enhance language access.

20	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 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.
21	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.
22	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 surveys.

23	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.
24	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.
25	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.
26	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.
27	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
28	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
29	Agency/Group/Organization	Central City Concern
	Agency/Group/Organization Type	Housing Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	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 notices. An anticipated outcome is improvements to HOPWA Strategy.
30	Agency/Group/Organization	CITY OF PORTLAND / PHB
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - Local Community Development Financial Institution

<p>What section of the Plan was addressed by Consultation?</p>	<p>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</p>
<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>PHB is the Consortium Lead and hence took the lead in all aspects of creating the Consolidated Plan 2021-2025.</p>

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

The Consortium contacted every type of agency required. No agency types were excluded from the survey and hearing invitations.

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)
Community Economic Development Plan	Prosper Portland	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

Community Partners

AP-12 Participation - 91.401, 91.105, 91.200(c)

Summarize citizen participation process and how it impacted goal setting

Citizen Participation was encouraged through a Community Hearing for the City of Portland. Consortium partners also held their own individual hearings. The event was advertised in the Portland Business Tribune, on the jurisdiction webpages, and also via *emma*, an email blast to all area non-profits, other service providers, and interested area residents. Citizen participation was also encouraged surveys and comment cards.

Citizen Participation Outreach

The outreach to the area residents occurred via public notices in the area major dailies and also through email blast through a system called *emma* to all area service providers informing about the virtual community hearings and the public review period of the draft Action Plan 2022-23. Additionally, the events and the drafts have been prominently displayed on the website of the Consortium Partners:

www.portlandonline.com/phb/conplan (City of Portland)

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

www.multco.us/cdbg (Multnomah County)

Due to COVID -19, in-person hearings and/or focus groups could not be held. But every effort was made to invite resident participation through various means of e-communications and social media tools.

Note: This section will be updated at the end of the Public Comment Period.

Expected Resources

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

Funding in the second year of the Consolidated Plan 2021-25 cycle is based on FY 2022-23 allocations. The Consortium conservatively assumes that this amount will be available annually in the remaining three years of the five-year plan. While it is beyond the scope of this annual Action Plan to list various other federal, state, and local funding that was received to support the housing and economic needs of area residents during the national COVID Pandemic, the following tables provides details on the HUD allocations for CDBG, HOME, HOPWA and ESG for the first year of the Con Plan:

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder 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	8,284,513	1,249,658	3,647,647	13,181,818	27,448,496	Rental Housing Development, Administration and Fair Housing, Workforce Development, Single Family Assistance, Microenterprise & Homeowner Services
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,923,762	1,631,110	20,176,058	25,730,930	11,908,728	Rental Development, Administration, Homebuyer, TBRA Amendment #2 added program income for Gresham

HOPWA	public - federal	Permanent housing in facilities Permanent housing placement short term or transitional housing facilities STRMU Supportive services TBRA	1,891,284	-	-	1,891,284	5,151,762	HOPWA Services
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	729,011	-	-	729,011	2,235,150	Shelter Services, Rapid Rehousing
Competitive McKinney- Vento Homeless Assistance Act	public - federal	Admin and Planning Other	245,666	-	-	245,666	736,998	HMIS program including information system development and administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Financial Assistance Homebuyer Assistance Homeowner Rehab Overnight Shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA	31,810,729	-	-	31,810,729	127,608,309	Administrative costs funded by the City General Fund includes fair housing Home for Everyone includes emergency shelter operations, supportive housing services, permanent housing placement, rent assistance Down Payment Assistance and Home Repair
Tax Increment Financing	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	43,124,397	-	-	43,124,397	123,471,221	Program Administration for Portland Housing Bureau, Preservation and New Affordable Housing, Down Payment Assistance and Home Repair.
Other	public - federal	Admin and Planning	10,000	-	-	10,000	30,000	Multnomah County and Gresham pay the City of Portland to coordinate our consolidated plan process.
Other	public -	Homeowner rehab Multifamily rental	1,720,384	-	-	1,720,384	2,985,580	Lead Hazard Control Demonstration

	federal	rehab Other						Grant 2013 has been extended through February 2017.
Other	public - federal	Acquisition Admin and Planning Multifamily rental new construction	84,315,318	-	-	84,315,318	63,265,746	The Portland bond Fund is a local resource comprising several programs largely dedicated to housing development.
Other	public - federal	Acquisition Admin and Planning Multifamily rental new construction	62,271,419	-	-	62,271,419	88,462,489	The Metro bond grant Fund is a local resource comprising several programs largely dedicated to housing development.
Other	public - local	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	6,809,268	-	-	6,809,268	14,643,935	The Housing Investment Fund is a local resource comprising several programs largely dedicated to housing development.
Other	public - local	Multifamily rental new construction Multifamily rental rehab	1,479,589	-	-	1,479,589	5,251,750	Proceeds from the Headwaters Apartment Complex partly to service debt and to do improvements, any proceeds after this are applied to rental housing development

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 City of Portland 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 and local and regional housing bond funding. Additionally, housing projects also leverage non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources to build units targeted to serve 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.

The Portland Housing Bureau (PHB) the lead for the Portland Consortium, is responsible for the management of several sources of public funds. Investments span the housing continuum, from programs and services to prevent, address, and end homelessness; to quality, affordable rental housing development for low-income individuals and families; to targeted homebuying and home retention programs; and implementation of regulations and services to renters and landlords in the city's rental housing market. Funds come from (1) Tax Increment Financing (TIF). Per City policy, 45% of all TIF resources go toward affordable housing; (2) General Obligation bond funds for capital expenditures associated with the production and preservation of affordable housing; (3) City General Fund; and (4) federal funds; and (5) local sources including the Construction Excise Tax, Inclusionary Zoning fees, short-term rental revenue, and the Housing Investment Fund.

PHB will strategically use a combination of TIF (forecasted to decline in the coming five years), the construction excise tax, rental registration fees, and future short-term resources to meet the match requirements for federal funds.

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 this jurisdiction that would be appropriate for affordable housing, in-kind leverage, or as additional resource 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 2022-23 HUD programs allocations.

Annual Goals and Objectives

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Annual Goal/ Outcome Indicator
1	Increase and preserve affordable housing choice	2022	2023	Affordable Housing Public Housing	PORTLAND LMA	Increase and preserve affordable housing choice	CDBG : \$13,181,818 HOME: \$25,730,930	1. Rental/Ownership units constructed: 100 Housing Units 2. Rental units rehabilitated: 150 Housing Units 3. Homeowner Housing Rehabilitated: 400 Housing Units 4. Direct Financial Assistance to Homebuyers: 10 Households 5. Tenant-based rental assistance / Rapid Rehousing: 500 Households 6. Acquisition of existing units: 10 Housing Units 7. Other Housing Activities: 1,900 Households/Persons

2	Reduce homelessness and increase stability	2022	2023	Public Housing Homeless Non-Homeless Special Needs	PORTLAND LMA	Basic Services, homelessness prevention/intervene	ESG: \$729,011 HOPWA: \$1,891,284	<ol style="list-style-type: none"> 1. Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted 2. Tenant-based rental assistance / Rapid Rehousing: 234 Households 3. Overnight/Emergency Shelter/Transitional Housing Beds added: 2,200 Beds 4. Housing for People with HIV/AIDS added: 50 Housing Units 5. HIV/AIDS Housing Operations: 2 Housing Units/Household
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3	Infrastructure, employment, and anti-poverty	2022	2023	Non-Housing Community Development	PORTLAND LMA	Community Economic Development	CDBG: \$2,447,894	<ul style="list-style-type: none"> 1. Employment Training: 1,500 Individuals 2. Businesses assisted: 250 Businesses Assisted
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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	Reduce 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.

Project List

AP-35 Projects - 91.420, 91.220(d)

The projects attached to this action plan are broad categories which PHB intends to fund. All funding requests are approved directly or by vested authority from the City Council. The projects serve an umbrella function for cluster of qualifying activities for the HUD funds. Some of the activities are carried out through specific subrecipient contracts once the HUD grant approval is in place.

#	Project Title	Goal	Grant	Adopted FY20-21
1	FY21-22 Program Administration - CDBG	1	CDBG	\$ 1,173,190.00
2	FY21-22 Program Delivery - CDBG	1	CDBG	\$ 470,415.00
3	FY21-22 Program Administration - HOME	1	HOME	\$ 450,007.00
4	FY21-22 ESG Subcontracts	2	ESG	\$ 729,011.00
5	FY21-22 Program Administration - HOPWA	2	HOPWA	\$ 56,738.52
6	FY21-22 Fair Housing Admin - CDBG	1	CDBG	\$ 45,385.00
7	FY21-22 Section 108 Repayment	1	CDBG	\$ 779,513.00
8	FY21-22 Economic Opportunity Initiative - Microenterprise	3	CDBG	\$ 599,602.00
9	FY21-22 Economic Opportunity Initiative - Adult Workforce	3	CDBG	\$ 866,646.00
10	FY21-22 Economic Opportunity Initiative - Youth Workforce	3	CDBG	\$ 866,646.00
11	FY21-22 Housing Development Center	1	CDBG	\$ 12,000.00
12	FY21-22 New Affordable Housing	1	CDBG	\$ 2,517,353.00
	FY21-22 New Affordable Housing	1	HOME	\$ 3,970,059.00
13	FY21-22 HOME Consortium - Gresham	1	HOME	\$ 785,366.00
14	FY21-22 HOME Consortium - Multnomah Co	1	HOME	\$ 153,252.00
15	FY21-22 Single Family Fin Assist	1	CDBG	\$ 1,044,000.00
16	FY21-22 Single Family Home Repair	1	CDBG	\$ 1,159,421.00
17	FY21-22 HOME CHDO Operating Contracts	1	HOME	\$ 196,188.00
18	FY21-22 HOPWA Subcontracts	2	HOPWA	\$ 1,834,545.48
		1	HOME	\$ 6,608,276.00
19	Carryover Affordable Rental Housing for 21-22	1	CDBG	\$ 3,532,647.00
		1	HOME	\$ 9,629,972.15
20	Carryover HOME ARP - Rosewood/Rodeway Inn	1	HOME	\$ 9,629,972.15
21	Carryover CARES ACT Economic Development for 21-22	3	CDBG	\$ 115,000.00
22	Carryover HOME ARP - Admin COP & Multnomah County	1	HOME	\$ 1,699,406.85
23	Carryover HOME ARP - Gresham	1	HOME	\$ 2,238,403.00

Total \$ 41,533,043.00

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

needs

Portland Housing Bureau (PHB) has decided to allocate our CDBG and HOME dollars primarily to rental housing development, because the City of Portland is in a state of housing emergency as are 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. Portland will also continue to use CDBG resources for our economic opportunity initiative focusing on microenterprise technical assistance and workforce development.

In this year 2022, the biggest obstacles to addressing the underserved needs are the ongoing COVID Pandemic that is still not fully over, the economic turmoil and decades high inflation that continues to sweep the United States. True, these are not problems that will make a clean exit and the impact of these events will continue to persist in the remainder of this Consolidated plan period (2021-2025) , but Portland is committed to serving the area BIPOC communities and to reach out to a wider network of culturally specific non-profits to get help out to those who need it the most.

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, Multnomah County, and the State of Oregon that would be appropriate for affordable housing, in-kind leverage, or as another resource 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 22-23 HUD Program Allocations

Geographic Distribution of Resources

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

In Multnomah County, low-moderate income census tracts and block groups areas are predominately located in sections of the northeast and area falling east of the I-205 corridor. East Portland and Southeast Portland are largely dominated by low-moderate income areas.

The majority of the jurisdictions' federal resources are dedicated to serving low-income households and individuals.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

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.

PHB is allocating resources in areas that are considered high opportunity areas. The rationale is that households living in these areas have access to quality public amenities and access to jobs. Also, PHB is making a concerted effort to bring back the African American community to the N/NE part of Portland as redressal to the disproportionately high displacement of this community in the late 1960s and the continued gentrification/displacement that pushed these families out of the area.

Discussion

PHB is allocating resources all across the City but with an eye toward increasing and/or preserving affordable housing in high-opportunity areas. This approach will provide comprehensive support to bring about housing stability and economic opportunity for the households that are served.

Affordable Housing Goals

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

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	2,200
Non-Homeless	3,400
Special-Needs	186
Total	5,786

One Year Goals for the Number of Households Supported Through	
Rental Assistance	734
The Production of New Units	110
Rehab of Existing Units	550
Acquisition of Existing Units	10
Total	1,404

Discussion

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

HOME Forward – Area Public Housing Agency

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

Home Forward is dedicated to providing safe, decent, and affordable housing for individuals and families who are challenged by income, disability, or special needs. As the largest provider of affordable housing in Oregon, Home Forward offers a variety of housing options to low-income individuals and families: more than 6,000 apartments to rent, including approximately 436 units of public housing, and approximately 12,500 Section 8 rent assistance vouchers. Our housing is available to individuals, families, people with disabilities or special needs, and seniors who meet each program's income guidelines. Home Forward is a public corporation serving all of Multnomah County, including the cities of Gresham, Fairview, Portland Troutdale, and other East County communities.

Home Forward partners with more than 100 community agencies in the public, nonprofit and private sectors. The services provided by our community partners include financial services, education, substance abuse, and youth programs, job training, and life skills.

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

In the year 2022, Home Forward is recovering from the impacts of the global pandemic. Home Forward will continue to deploy resources to minimize the impact of COVID-19 on residents, staff, and partners. For example, Home Forward is deploying local and state resources to members of the community and Home Forward residents to prevent eviction for nonpayment of rent that occurred during the pandemic. Home Forward has secured sufficient external resources to alleviate all outstanding debt accrued by Home Forward residents for nonpayment of rent between March 1, 2020, and March 31, 2022, which will have a large positive impact on the financial health and housing stability of Home Forward residents. Home Forward will continue its efforts on transitioning from a traditional public housing platform to a more responsive affordable housing platform. Lastly, Home Forward will maintain ongoing operations while continuing foundational work to address historic and systemic racism.

Key activities planned for the Year 2022 include:

The development will continue development projects in support of the Portland and Metro affordable housing bond. The Home Forward has:

- 596 units currently under construction (all of which are anticipated to be completed by 2023)
 - 880 units with construction starting in 2023 and 2024
 - 165 PSH units under construction or in the pipeline (Hattie, Fairfield, Powell).
 - Public Housing will serve 215 households in 6 public housing properties given expected occupancy of 97%. The number of Public Housing units continues to decline as they convert to voucher-based units through the RAD/Section 18 program, with 249 units converting during FY 22-23
- Properties in Home Forward's Affordable Portfolio will serve 6,227 households given the

expected average occupancy rate of 96%. Home Forward-owned affordable properties are expected to serve 2,348 households, tax credit limited partnerships will serve 3,386 households, and master leased properties will serve 493 households.

- After three years of not being able to pull from the housing choice voucher waitlist due to the lack of federal funding to address the local rental crisis, Home Forward started to pull names from the housing choice voucher waitlist in FY 19 and throughout FY 21. In FY 22, Home Forward continues to pull names from the waitlist and will do so until there are no more households on the waitlist.
- Home Forward is actively engaging in racial equity and policy change work to continue the agency's work of addressing historical and systemic racism.

Actions to encourage public housing residents to become more involved in the 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 the 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. Home Forward is exploring homeownership models in 2022.

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

Homeless and Special Needs Housing

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

The local effort to end homelessness had been 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. As of March 2022, AHFE is transitioning from a single advisory structure into a multi-entity advisory structure overseen and facilitated by the City of Portland and Multnomah County's Joint Office of Homeless Services (JOHS). This structure will provide better clarity on the roles and responsibilities of City and County leadership, and community stakeholders, regarding planning and decision-making. The CoC Board was reconstituted following this organization and will be active at the beginning of PY 2022-23.

During PY 2022-23, the CoC's activity will focus on the following areas: *supportive housing, including long-term rent assistance paired with wrap-around services; housing placement and retention, including housing case management, rent support, income, and benefits acquisition support, and barrier mitigation; and safety on and off the streets, including expanded emergency shelter options, outreach, and engagement, and outreach navigation teams.* The A Home For Everyone (AHFE FY21) Year-End Report has a complete review of system quarterly and annual performance outcomes for PY 2020-21, which can be accessed at [AHFE Systems Performance Report](#).

Since the creation of JOHS in 2016, varied and critical services like shelter, rent assistance, mental health support, etc. are being provided to address the needs of the population experiencing homelessness. However, the onset of the COVID-19 Pandemic and the ongoing turmoil in the economy are leaving many more individuals and households at risk of housing instability including homelessness. So, the jurisdiction will vigorously continue efforts to address the needs of our homeless neighbors.

Describe the jurisdiction's 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 and engage unsheltered persons on the streets, in cars, camps, and other locations throughout our full geography. Within the homeless services system, the primary functions that an outreach team can serve are:

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. Navigation Focused: Outreach that engages people who are unsheltered for shorter periods of

time to problem solve, assess for eligibility, and help navigate people to other services, often shelter, health, and housing services. These workers provide a warm handoff to other services, they do not remain engaged as case managers. We have navigation-style workers in our community that are self-directed in their engagement, as well as workers that are deployed centrally. These navigation-focused workers can have additional program priorities, including geographic and population focus, and cultural specificity. The jurisdiction also 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.

3. Healthcare Focused: Outreach as a means of delivering primary and behavioral healthcare directly to people to people who are unsheltered in their encampments or other public spaces.
4. Housing Focused: 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 the coordinated entry, and connected to appropriate housing and services. In this program, 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) will continue to collaborate under the newly constituted CoC Board in the outreach subcommittee, meeting regularly to discuss challenges and opportunities to improve coordination. 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 is based on previous work from the A Home For Everyone's Safety off the Streets workgroup and will be continued through the newly seated CoC Board through future workgroups. 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 520 motel rooms (mobilized as physical distancing options during the COVID pandemic), 400 beds in adult shelters, 150 beds in women's shelters, 180 beds in family shelters and 115 beds for survivors of domestic violence. The CoC also plans to serve an additional 365 individuals in existing alternative shelters and will add capacity by opening a number of Safe Rest Villages during the program year.

The jurisdiction, through its local Continuum of Care (CoC), tracks the length of time homeless using Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, a Veterans By-Name List, CoC and Emergency Solutions Grant (ESG) project data, and CoC system mapping. Local HMIS data show a slight increase in the average length of time homeless in the shelters between PY 2018-19 and PY 2019-20, from 37 days to 38 days, and another slight increase between PY 2019-20 and PY 2020-21, from 38 days to 40 days. This contributed to a roughly 10 percent decline in the number of people served between PY 2018-19 and PY 2020-21. These trends are due in part to continually increasing unaffordability in the Portland metro, with clients and housing providers reporting that they cannot find affordable rental 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; 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; prioritizing beds for chronically homeless (CH) families and individuals at turnover; and implementing the Short Term Rent Assistance program which equips shelters and mobile staff with RRH. Since 2005, the Short-Term Rent Assistance program has consolidated local, state & federal funding (including ESG) and is administered by the local housing authority.

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 conducts coordinated

entry assessment, provides resource navigation and referral, helps participants collect documents necessary for landlords, helps mitigate barriers, and provides flexible client assistance to support the rapid transition of people prioritized through coordinated entry to available housing resources.

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.

The jurisdiction, through our CoC partners with Worksystems (local WIB), Portland Business Alliance (downtown businesses) and State Dept. of Human Services (TANF, JOBS Works) are focused on increasing income opportunities for homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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. Building on the success of the Frequent User Systems Engagement (FUSE) pilot project, which combined client-level data from County justice, health, and homelessness departments to identify individuals at highest risk of entering homelessness, the CoC will expand the program in PY 2022-23 to include housing support and rental assistance for individuals exiting publicly funded institutions and systems of care.

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, 92 percent were still housed 12 months after project exit in PY 2020-21. This retention rate has held steady during the past three program years, at 85 percent

in PY 2018-19 and PY 2019-20. 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) on-site DV advocates provided by the housing authority to assist HCV & Public Housing residents to maintain their housing assistance and improve retention; and 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 continuing expansion of permanent housing resources through the 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.

Discussion

The Consortium members fund a number of housing and social service providers to provide housing facilities to non-homeless special needs 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, and Community Services Inc., among others. The Consortium's activities to address homelessness and special needs fall into following categories; income benefits, health, survival and emergency services, access to service and system coordination.

In FY 2020-21, the jurisdiction expanded 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.

HOPWA Program

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	75
Tenant-based rental assistance	59
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	50
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	2
Total	186

Barriers to Affordable Housing

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

Introduction

This section 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 it 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 2022

1. Barrier: Global COVID-19 Pandemic has exacerbated the affordable housing and economic crisis at the local and national levels. **Strategy:** The City, separately and in coordination with Multnomah County, has focused on deploying all available resources including CARES Act funding, American Rescue Plan Act funding, and the reallocation of other local funding sources to support housing and financial stability, particularly for households of color and low-income households. These specific households have been disproportionately impacted by the public health emergency. Actions have included: local eviction moratoriums, card assistance program, mortgage relief, and foreclosure prevention assistance, rent relief and eviction prevention, suspension of collections of past due water bills, and de-prioritizing enforcement of certain activities such as long-term parking of recreational vehicles on city streets.

2. Barrier: Federal and local funding shortfalls. **Strategy:** Successfully secured resources to supplement declining Federal funds through local and regional affordable housing bonds, construction excise tax, short-term rental fees, and rental unit registration fees. Implemented an inclusionary housing policy. See the [City of Portland Housing Bond](https://portlandhousingbond.com/progress) Portland Housing Bond (<https://portlandhousingbond.com/progress>), and [Portland Metro Housing Bond](#) for additional investment priorities and strategies to improve outcomes

for underserved communities.

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

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

5. Barrier: Protected classes still experience illegal housing discrimination especially disabled, racial, and ethnic minorities, refugees and immigrants, families, and single female-headed households. **Strategy:** Implemented pilot programs for eviction prevention and mediation, culturally specific education for Fair Housing and Landlord Tenant Law, expungement services, and eviction legal defense for low-income renters. Continued investments in fair housing education and enforcement of fair housing laws through the organizations are most likely to reach underserved protected classes as well as increase the outreach to landlords with smaller portfolios that may be less aware of all landlord-tenant regulations.

Discussion

The Portland Housing Bureau's 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's Housing Bond Framework](#) and [Metro Housing Bond](#) for additional investment priorities and strategies to improve outcomes for underserved communities.

Other Actions to Meet Unmet Needs

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 to 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 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

Portland actively supports quality housing that is available across a spectrum of affordability levels. The annual State of Housing Report continues to show a trend of a lack of affordable housing for many household types and especially for low-income households and communities of color. Annual actions to address housing affordability use the following guiding principles.

1. Provide more rental housing for the most vulnerable people.
2. Move people quickly from homelessness to permanent housing while preventing families from losing their homes.
3. Help Portlanders from communities of color buy a home or keep the home they already own.
4. Provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness.
5. Support incentives for the voluntary development of affordable housing. The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly assisted housing is only one component.

Additionally, the City will continue to engage in new opportunities to preserve and expand housing options for all residents, including efforts linking housing production to transportation and land use proposals. 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 recognize that concentrations of poverty 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.

- Expand contractual agreements with culturally specific non-profit service providers. Over 30 such providers have been sponsored to disseminate CARES Act and other housing assistance funds.
- Ongoing General Fund allocations for homeownership and home retention services outside URA's to mitigate involuntary displacement with an emphasis on people of color and seniors.
- Home repair services to stabilize households and address a disparity of City investment from both a geographic and racial/ethnic perspective.
- Allocation of federal funds for rental housing preservation, development, and rehabilitation.
- Ongoing allocations for fair housing education and enforcement services.
- Ongoing General Fund for rental and fair housing education and enforcement services.
- Ongoing General Fund for Homeownership and Home Retention to make these services available outside URA's and mitigate involuntary displacement, with an emphasis on people of color and seniors and low-income households in the flood plain.
- 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.

Actions planned to foster and maintain affordable housing

Actions that 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. The subsequent narrative covers actions undertaken by the City of Portland.

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 the 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 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. An inspection program is a practical approach to raising 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. The Portland Housing Bond and Metro Regional Housing Bond have supported the development of new low-income and very low-income affordable housing units across the City.

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, and relocation assistance for families with exposure to lead.

Additionally, the 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 an 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 into 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 is 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 create a pathway for a new alternative shelter model.

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

Actions/Programs in various stages of implementation 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 sources 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 the activity that cannot be funding with federal resources.
6. Recognize and change regulatory barriers such as fees, taxes, zoning, and incentives.
7. Invest in the education of landlords, renters, and homebuyers about their rights and responsibilities.
8. Affirmatively address the outcome of historic policies that have led to the displacement of the BIPOC communities.

Discussion

Portland is seeing a 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 to achieve self-sufficiency and increasing 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)

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 to Prosper Portland for Community Economic Development projects. The specific allocations for various projects are finalized as part of the City of Portland's 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	1,249,658
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.	0
3. The amount of surplus funds from urban renewal settlements	0
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,249,658

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.	100.00%

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 the “AP-35 Projects” of this Action Plan.

The City solicits project proposals for HOME and other local and state funds through a Notice of Funding Availability (NOFA) process. The NOFA details available resources, the selection process, and evaluation criteria. See " NOFA from Summer 2018" which made available \$7,000,000 in federal HOME funds to support the development of new rental housing units anywhere in the City. At the present time, PHB has increased the HOME awards for the funded projects and will be closing the projects out in the not-too-distant future.

NOFA from Summer 2018

See [Summer 2018 NOFA for Affordable Rental Housing](#) that details availability and other information for project proposals to build affordable rental units. This NOFA includes the availability of HOME funds (\$7.0 Million)

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 does 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 (Attachment) for City of Gresham 2022 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)

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 Program Guidelines for Portland/Gresham/Multnomah County CoC](#)

2. If the Continuum of Care has established a 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 a 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 (in cars, under bridges) and use client-centered approaches to build trust. Population-specific tools are used in HMIS to assess household needs 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 2021, 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 November 16, 2021. The application is for more than \$27.2 million in annual renewal projects and other bonus projects totaling \$1.36 million for 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. A summary of projects is available at [Summary of 2021 CoC Accepted Project Applications](#)

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 is available to 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 the 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 to 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.

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

ESG Program Guidelines

The ESG Program Guidelines can be accessed at [ESG Program Guidelines](#)

HOPWA - Program Specific Requirement

Identified method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)

Response

The City contracts HOPWA funds to its Subrecipient partner, the Multnomah County Joint Office of Homeless Services (JOHS), through an Intergovernmental Agreement. The JOHS enters into annual contracts with community-based partners through Multnomah County's procurement authority, which issues Request for Qualifications (RFQ) or Request for Proposals (RFP) processes for services, typically for five-year or seven-year terms. The last procurement for HOPWA services was in FY2019-2022, in which the current HOPWA sponsors – **Cascade AIDS Projects** and **Central City Concern** – were selected. The JOHS works on an annual contracting and budgeting timeline. The JOHS negotiates all services annually and produces new or amended contracts each year that begin July 1.

Appendix

City of Gresham – Recapture & Resale Policies

Updated – July 2022

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 and 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.

2022 Homebuyer Projects

The City’s 2022 Action Plan includes two homebuyer projects:

- **Proud Ground** – HOME funds will be used to reduce the purchase cost for an estimated 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 July 2022, the maximum amount of assistance that is provided on any one property is \$40,000, 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 of \$40,000 or less and fifteen (15) years if the City provides loans for over \$40,000 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)**

Shared Appreciation Percentage

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

Net Appreciation Calculation

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"/>

Calculation of Repayment

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 remains 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 appreciation) plus \$12,500 (paid to original homeowner as a credit for capital improvements).
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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). 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.

¹ Assuming 5%, fixed-rate, 30-year mortgage loan of \$179,500 to original homeowner.

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 their 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: _____