

Introduction

D r a f t 4 - 1 9 - 0 5

ACKNOWLEDGEMENTS

Introduction

Draft 4-19-05

Introduction

The Consolidated Plan 2005-2010 (Plan) is both a combined housing and community development plan and an application to the U.S. Department of Housing and Urban Development (HUD) for funds available to cities and counties under four formula grant programs. HUD allows these funds to be used to benefit low- and moderate-income people and neighborhoods, within specific priorities established by the local jurisdictions.

This Plan for 2005-2010 represents the fourth five-year cycle of coordinated planning that began with the Comprehensive Housing Affordability Plan (CHAS) adopted in 1991 by the Portland Consortium. The members of the Portland Consortium are the City of Portland, the City of Gresham, and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries).

HUD requires that the Portland Consortium establish three priorities for the allocation of federal resources. The priorities are in descending order. Overall, the jurisdictions of the Consortium will allocate the greatest amount of federal resources to Priority 1, and the least to Priority 3. Within each priority, the Portland Consortium has decided that programs should focus on populations with the greatest barriers.

PRIORITY ONE

Programs to increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Median Family Income*. This priority includes programs that:

- a. provide stable, decent, affordable housing for households with the greatest housing needs;
- b. develop permanent supportive housing for very low income (0-30% MFI) households with disabilities.
- c. assist low-income individuals and families (0-50% MFI) to locate, obtain, and maintain housing ;
- d. develop, acquire, maintain, repair, rehabilitate, preserve, and address any lead-based paint or other severe environmental hazards in housing stock for low- and moderate-income people (up to 80% MFI);
- e. revitalize severely distressed public housing;
- f. manage publicly-funded housing assets wisely for the long term;
- g. increase the number of units with three or more bedrooms

Introduction

Draft 4-19-05

affordable to low-income (0-50% MFI) households.

PRIORITY TWO

PROGRAMS FOCUSED ON PREVENTING AND ENDING HOMELESSNESS THAT:

- a. provide immediate housing for chronically homeless individuals and families, linked to the services they need to succeed;
- b. mitigate the barriers that make it difficult for households experiencing homelessness to re-establish housing stability;
- c. streamline access to existing services to prevent and reduce homelessness;
- d. concentrate resources on programs that offer measurable results;
- e. provide, or partner with other entities that provide, supportive services, such as case management, home care and personal care, job training, child care, education, etc., for adult and child members of low-income (up to 50% MFI) households.

PRIORITY THREE

Programs to assist adults and youth to improve their economic condition:

- a. by increasing their incomes from below 50% MFI to a living wage through comprehensive, evidence-based programs;
- b. by increasing their assets through comprehensive, evidence-based programs;
- c. by wealth-building strategies for households with incomes up to 80% MFI, including land-trusts and first-time homeownership programs for populations that have traditionally faced barriers to homeownership;
- d. by investing in and stabilizing low-income communities.

Community Development Block Grant (CDBG) Program. The cities of Portland and Gresham, and urban Multnomah County (the area of the County outside the city limits of Portland and Gresham) each receive CDBG funds which can be used for activities such as housing, public services, community facilities, public improvements, economic development, and community revitalization.

Introduction

D r a f t 4 - 1 9 - 0 5

HOME Investment Partnership. The HOME program is authorized under Title II of the National Affordable Housing Act for the purposes of (1) expanding the supply of affordable housing for low and very low-income families with an emphasis on rental housing; (2) building state and local nonprofit capacity to carry out affordable housing programs; and (3) providing coordinated assistance to participants in the development of affordable low-income housing.

The cities of Portland and Gresham and Multnomah County are partners in the HOME consortium, with Portland designated as the lead jurisdiction. The jurisdictions work together to implement the Consolidated Plan. Some HOME funds have been allocated as part of the American Dream Downpayment Initiative, and are reserved for efforts to promote first-time homeownership.

Emergency Shelter Grant (ESG). ESG funds can be used for the rehabilitation or conversion of buildings into homeless shelters. This program also may fund certain related social services, operating expenses, homeless prevention activities, and administrative costs. HUD allocates ESG funds annually based on the formula used for the Community Development Block Grant (CDBG). The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds.

Housing Opportunities for Persons with AIDS (HOPWA). HOPWA is an entitlement program administered by the City of Portland for a seven-county area including Multnomah, Washington, Clackamas, Yamhill, and Columbia Counties in Oregon, and Clark and Skamania Counties, Washington. Portland works closely with the other jurisdictions in planning and allocation of HOPWA resources. HOPWA funds are targeted to low-income individuals with HIV/AIDS or related diseases, and their families. HOPWA funds may be used to support a wide range of services and housing activities. Supportive services must be provided as part of any housing funded by HOPWA.

The Plan also describes how other sources of federal, state, local, and private funds contribute to the overall strategies adopted in the Plan.

Introduction

Draft 4-19-05

The City of Portland is the lead agency in the HOME consortium. Portland's Bureau of Housing and Community Development administers the HOME funds and as such is designated as the lead agency for the Plan. The Bureau of Housing and Community Development has delegated much of the coordination of the Plan process and countywide plan development to the Housing and Community Development Commission (HCDC).

INTER-AGENCY AND JURISDICTIONAL CONSULTATION THROUGH HCDC

The Plan development process for Fiscal Years 2005-2010 carries out the inter-jurisdictional, cooperative venture begun during the initial stages of the CHAS planning process. The consortium established during the CHAS and first Five Year Plan is committed to an ongoing planning effort overseen by HCDC. The countywide Commission recommends housing and community development policy by advising the three jurisdictions on budget decisions affecting housing programs, ensuring the linkage of associated social services with these programs, and guiding and monitoring the updates of the Plan. The HCDC is the primary public forum focused on affordable housing and economic opportunity matters and advocates for very-low and low-income residents of the County.

THE POLICY AND PLANNING FUNCTION OF HCDC

The HCDC consists of fifteen members, nine appointed by the City of Portland and three each by the City of Gresham and Multnomah County. This inter-jurisdictional citizens' commission makes policy recommendations to the jurisdictions regarding housing and community development matters, including plans required by HUD. The principles, priorities, and strategies incorporated in the Plan form the basis for the final budget recommendations made to the three jurisdictions.

The staff for the HCDC consists of an interagency team representing Portland's Bureau of Housing and Community Development, the Bureau of Planning, the Housing Authority of Portland, Multnomah County's Office of School and Community Partnerships, and Gresham's Community Development Department. In addition, extensive consultation has been undertaken with the Oregon Department of Housing and Community Services, Metro regional government, the surrounding counties (Clark, Clackamas and Washington), social service agencies providing services in Multnomah County, nonprofit developers, and service organizations.

Managing Process

D r a f t 4 - 1 9 - 0 5

INSTITUTIONAL STRUCTURE

The responsibility for implementing the Plan will rest with Portland's Bureau of Housing and Community Development, Gresham's Community Development Department, Multnomah County's Office of Schools and Community Partnerships, and the Housing Authority of Portland. However, implementation cannot proceed without the involvement and support of several public and private agencies. The following list describes briefly 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.

Introduction

Draft 4-19-05

Partner Organizations and Agencies		
Organization/ Agency	Product	Market Segment
US Dept of Housing & Urban Development	Program funds, loan guarantees	Low- and Moderate-income housing and community development activities.
Community Development Network	Affordable housing policy, technical assistance, advocacy for new resources	Low- and Moderate-income housing and community development activities.
Conventional Lenders	Private and public/private partnership housing	all
Corporation for Supportive Housing	Policy recommendations, best practices, funding for system change	Chronically homeless persons
Enterprise Foundation	Technical assistance for neighborhood and non-profit developers, predevelopment loans	80% to below 50% MFI
Equity Investors	Equity participation as owner or joint venture partner for housing developments, tax credit investments	Low-income for tax-credit investment
Federal Interagency Council on Homelessness	Program funds for efforts to end chronic homelessness.	Chronically homeless persons
Federal Home Loan Bank	Wholesale source of long-term credit for housing	all
Federal Home Loan Mortgage Corporation (FHLMC) / Government National Mortgage Association (GNMA)	Conduit for single family and multi-family loans	Low- and moderate-income
Federal National Mortgage Association (FNMA)	Loan purchases from conventional lenders, credit enhancement for tax-exempt low-income housing bonds, grants	Low- and moderate-income
For-profit developers	Most single- and multi-family housing developments	All, but primarily above 80% MFI.
Gresham Community Development Department	Federal funds administrator for loans and grants	Very low- to moderate-income neighborhoods and individuals
Gresham Community Development and Housing Committee (CDHC)	Policy recommendations	Very low-, low- and moderate-income households
Housing Alliance	State wide advocacy for new resources to increase housing affordability	Primarily below 60% MFI, with an emphasis on 0-30% MFI.

Draft 4-19-05

Partner Organizations and Agencies (cont)

Organization/ Agency	Product	Market Segment
Housing and Community Development Commission	Policy recommendations	Very low-, low- and moderate-income households
Housing Authority of Portland	Affordable housing in Multnomah County, Public Housing, HOPE VI, and Section 8 programs, bonding capacity	Very low- and low-income rental housing, limited low-income homeownership
Housing Development Center	Technical assistance with affordable housing development	Low- and moderate-income housing
Metropolitan District (METRO)	Technical assistance for housing policy and planning	All incomes, with a special focus on affordable housing to households with income of 80% MFI and below, and housing located in town centers along mass transit
Multnomah County Commission on Children, Families & Community	Anti Poverty Framework, School-Age Policy Framework and the Early Childhood Framework	Very low-income (30% MFI and below) families
Multnomah County Department of County Human Services (DCHS)	Administration of federal, state and local service funds, direct social service delivery, contact for social service delivery	Supportive housing for low-income elderly, physically disabled, mentally ill, alcohol or drug addicted, and developmentally disabled.
Multnomah County Housing Program	Policy recommendations, Coordination of County housing programs, housing development grants (Strategic Investment Program), and Sale/lease of surplus county properties for special needs and supportive special needs housing in Multnomah County.	Very low-income (30% MFI and below) individuals and families with special needs
Multnomah County Office of School and Community Partnerships (OSCP)	Administration of community development funds, donation of tax-foreclosed properties, social service delivery grants	Low-income and special needs rental housing, homeless family shelters and transitional housing

Introduction

Draft 4-19-05

Federal Home Loan Mortgage Corporation (FHLMC) / Government National Mortgage Association (GNMA)	Conduit for single family and multi-family loans	Low- and moderate-income
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Neighborhood Partnership Fund	Technical assistance to local non-profit community development corporations (CDCs)	80% MFI and below
Network for Oregon Affordable Housing (NOAH)	Permanent financing through consortium of lenders	Low- and moderate-income rental
Non-Profit Developers (CDCs)	Single- and multi-family housing, both homeownership and rental	Primarily below 80% MFI
Oregon Corporation for Affordable Housing (OCAH)	Housing production support and technical assistance, capital general for tax-credit purchase	Low-income
Portland Bureau of Development Services (BDS)	Regulatory oversight of building, housing and zoning codes	All
Portland Bureau of Housing and Community Development (BHCD)	Contract administrator for federal loan and grant programs, operating support to community non-profit developers	Low-income rental and homeownership, and economic development activities, community development, homeless persons
Portland Bureau of Planning	Long range policy and Comprehensive Plan, neighborhood and community planning, administration of tax abatement programs	All

Introduction

D r a f t 4 - 1 9 - 0 5

Portland Development Commission (PDC)	Housing rehabilitation loans, housing equity grants, tax increment financing, urban renewal agency	Housing at all income levels, uses federal funds primarily to serve households below 80% MFI
Portland Housing Center	Information, education, and counseling for prospective homeowners and renters, financial services products	Low- and moderate-income
Portland Proposal Review and Project Advisory Committee	Economic Opportunity Initiative project selection and policy recommendations	Low-income
State of Oregon Housing and Community Services (HCS)	Permanent financing through bonds, gap funding through the Housing Trust Fund, Oregon and Federal Low-Income Tax Credits	Very low- and low-income rental and homeownership
Gresham Community Development Department	Federal funds administrator for loans and grants	Very low- to moderate-income neighborhoods and individuals
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STRENGTHS AND WEAKNESSES OF THE HOUSING DELIVERY SYSTEM

There are many players dedicated to improving the conditions of low and moderate-income residents in Multnomah County. Our impressive toolbox and our record of involving both the public and private sectors are our greatest strengths. However, silo thinking and lack of communication can result in duplication of efforts, dilution of resources, and other discord. To address this potential for chaos, the major players have pursued strategies of communication and coordination.

Housing Authority of Portland (HAP), an independent chartered public housing agency created by the Portland City Council, and the preeminent agency involved in housing very low-income residents, has been a leader in local efforts to increase communication. Several years ago, HAP extended its geographic base to include the entire County. Portland, Gresham, and Multnomah County each have the right to appoint representatives to HAP's Board of Directors. In addition to increasing its partnerships with other housing authorities, and nonprofit entities, HAP has engaged in some innovative projects with for-profit entities to explore new means of housing production and service

Introduction

Draft 4-19-05

delivery. When federal changes to Section 8 forced HAP to consider major changes to its Section 8 program, HAP conducted a model public participation process, involving tenants, wait-listed households, local jurisdictions, property owners and managers, and other stakeholders in a constructive discussion of how to reduce program costs without increasing homelessness.

Another example of coordination in the housing delivery system is the continued interjurisdictional support for HCDC. HCDC will be playing more of a regional role as it continues to reach out to citizen commissions in other parts of the Portland metropolitan area to pursue regional affordable housing goals and regional funding mechanisms.

In 2002, President Bush created an Interagency Council on Homelessness with a limited budget to fund initiatives to address chronic homelessness. With the Bureau's facilitation, several local agencies partnered to make a successful \$9.2 million grant application to address chronic homelessness through housing, employment, and health care. The Bureau also partnered with Multnomah County to win a systems change grant from the Corporation for Supportive Housing and the Robert Wood Johnson Foundation to address chronic homelessness. A Citizens Commission on Homelessness, in conjunction with a Coordinating Committee, facilitated the development of Home Again: a Ten Year Plan to End Homelessness in Portland and Multnomah County. Diverse stakeholders are participating in workgroups to refine or implement strategies, under the auspices of the Coordinating Committee. These efforts are being coordinated with the HCDC Special Needs Committee, the group charged with overseeing the implementation of the Corporation for Supportive Housing Systems Change grant.

CITIZEN PARTICIPATION

As required by federal regulations, a Citizen Participation Plan describing the overall framework for public involvement was adopted by the participating jurisdictions in May 2005. The Citizen Participation Plan is appended to this Plan in Appendix B, Citizen Participation Plan. This Appendix describes the scope of public participation activities conducted for this Plan.

The Portland Consortium hired an outreach coordinator to ensure that a broad cross section of Multnomah County residents participated in the Needs Assessment for this Plan. Comments were accepted at six public hearings as well as by mail, phone, and email. Translation services were provided. Separate focus groups were held with members of the Native American and Asian American communities.

Introduction

Draft 4-19-05

THE ROLE OF ADVISORY BOARDS

The HCDC, a volunteer citizens' commission appointed by the elected officials of the participating jurisdictions is the primary body charged with developing the Plan. In addition to HCDC, Gresham has the Community Development and Housing Committee (CDHC), and Multnomah County has the Policy Advisory Board, consisting of representatives of the unincorporated County and its small cities.

The staff of HCDC engages in an ongoing process of coordination and consultation so that it can provide HCDC with historical information, policy options, and well-thought-out recommendations. HCDC also has subcommittees that provide policy development and program evaluation. HCDC's Housing Evaluation Group (HEG) monitors the allocation of local resources on local housing and service policy goals. HCDC's Home Ownership Advisory Committee (HOAC) reviews and recommends policy for the City of Portland's home ownership assistance programs and monitors the outcomes of these programs. HCDC's Special Needs Committee (SNC) recommends policy to meet the housing and service needs of individuals and families with special needs. The SNC, HOAC, and HEG all include representatives of system stakeholders as well as HCDC members. In addition to its subcommittees, HCDC coordinates with other committees and commissions. For example, HCDC members sit on the Coordinating Committee to End Homelessness, the group charged with overseeing Home Again, the Ten Year Plan to End Homelessness in Portland and Multnomah County, and making funding recommendations for McKinney Homeless Assistance grant.

WMBE

Text from Beth Excerpt text from 2004-05 Action Plan

MINORITY BUSINESS OUTREACH

Property owners/borrowers carry out the bulk of contracting opportunities rather than the City. Borrowers of amounts under \$100,000 receive information about opportunities and encouraged to solicit quotes from minority and women business enterprises. Additionally, the BHCD contracts with the Housing Development Center to provide MBE and WBE (minority and women business enterprise) contractors with technical assistance to improve their capacities and capabilities to take on more complicated projects.

When Portland Development Commission (PDC) loans exceed \$100,000, borrowers are required to comply with PDC's Emerging Small Business (ESB)/Good Faith Effort Program for all prime construction contracts

Introduction

Draft 4-19-05

of \$200,000 or greater and subcontracts of \$100,000 or more. By the program requirements, borrowers through their prime contractors are required to either meet a 10 percent ESB goal or to make good faith efforts to contract with ESB firms for each division of work to be performed by a subcontractor. The ESB/Good Faith Effort Program further requires that they submit monthly reports on subcontractor utilization. Contractors are strongly encouraged to use formal advertising and bid procedures; publish requests for bids in at least two media; and seek solicitation assistance through minority and women community organizations.

For the same PDC construction loans exceeding \$100,000, borrowers are also required to comply with the Workforce Training and Hiring Program for prime construction contracts of \$1,000,000 or greater and subcontracts of \$100,000 or more. The Program seeks to ensure a contractor's workforce reflects the diversity of the regional construction workforce. The Program also maximizes apprenticeship and employment opportunities for minorities, women, and economically disadvantaged workers in the construction trades.

MONITORING

Some projects are funded by more than one jurisdiction. To reduce administration and monitoring, interagency agreements state that only one jurisdiction will manage a project and management responsibilities will alternate between jurisdictions.

CITY OF PORTLAND: HOME, ESG, HOPWA, AND CDBG

The BHCD provides monitoring for CDBG, ESG, HOME and HOWPA-funded projects. Monitoring activities may include program performance, fiscal accountability and regulatory compliance and may involve internal file review and/or on-site reviews. An objective of all internal file reviews and on-site reviews is to ensure that the City will meet the goals and objectives set forth in the Consolidated Plan. Program Managers select the projects to be site monitored for program performance and regulatory compliance based on completion of internal file reviews. Program Managers work with fiscal staff to determine which projects will also receive a fiscal review. Generally, projects which receive large amounts of City funding, projects which are administered by unsophisticated or inexperienced organizations, projects which appear to be having difficulties in meeting contract or program requirements, and projects which require more intensive technical assistance receive priority in establishing a monitoring schedule. Additionally, BHCD has created a staff position of Compliance Officer to oversee development and administration of compliance systems, including monitoring, and

Draft 4-19-05

provide technical assistance to contract managers as needed.

Internal file review consists of completion of Risk Assessment and Desk Monitoring checklists, as well as reviews of invoices and progress reports submitted, external audits, and other materials submitted by the contracting agency to determine that the project is on schedule, fiscally accountable, complying with contractual requirements and regulations. On-site reviews can include any or all of the following: program file and systems review at the contractor facility (e.g. income verification forms and process for collecting information); visiting sites where the activity is being carried out (e.g. a house under construction or the operation of a public service activity) or has been completed (in the case of property improvements); interviewing participants and clients as well as agency staff; fiscal file and systems review.

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

HOME

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MULTNOMAH COUNTY

Multnomah County provides monitoring for CDBG and HOME funded projects and may involve internal file review and on-site reviews to ensure that sub-recipients comply with regulations governing their administrative, financial and programmatic operation and to ensure that the County achieves the goals and objectives of the Consolidated Plan.

The County strives to provide up-front assistance and information about requirements through the application process, contract preparation, ongoing communication, and technical assistance.

The County performs on-site monitoring of active CDBG-funded projects annually. Monitoring activities may include program performance, fiscal accountability and regulatory compliance. Effort is made to perform on-site reviews in conjunction with other funding agencies to avoid

Introduction

D r a f t 4 - 1 9 - 0 5

Public Participation Process

Date	Even
Sept. 1, 2004	HCDC staff representing Portland began the Consolidated Plan 2005-2010 planning cycle by presenting a draft of the Citizen Participation Plan to HCDC.
Nov. 3, 2004	Regular HCDC monthly meeting and public discussion of <u>displacement concerns in the Gateway area.</u>
Dec. 1, 2004	The first public hearing for the 2005-2010 Consolidated Plan and FY 2005-06 Action Plans. The topic of the hearing was local needs and priorities for community development, economic opportunity, <u>and wealth creation, including homeownership.</u>
Jan. 5, 2005	The second public hearing for the 2005-2010 Consolidated Plan and FY 2005-06 Action Plans. The topic of the hearing was to gather information about the community's need for affordable rental housing, and the support services needed to help tenants succeed in <u>housing.</u>
Jan. 25, 2005	HCDC hosted a community hearing in N/NE Portland with over 50 <u>participants.</u>
Feb. 2, 2005	HCDC held its first presentation of the draft revised Principles and <u>Priorities to guide the Plan.</u>
Feb. 3, 2005	HCDC hosted a community hearing in Gresham/Rockwood with <u>over 40 participants.</u>
Feb. 15, 2005	HCDC hosted a community hearing in Fairview with over 40 <u>participants.</u>
Feb. 22, 2005	HCDC hosted a community hearing in SW Portland with over 30 <u>participants.</u>
Mar. 2, 2005	HCDC held its second presentation of the draft revised Principles and Priorities to guide the Plan and voted to adopt the Priorities. <u>The discussion of the draft Principles was tabled until April '05.</u>
Mar. 30, 2005	The first draft of the 2005-2010 Consolidated Plan and FY 2005-06 Action Plans is released to the public for a 30-day public comment <u>period.</u>
Apr. 6, 2005	The first hearing of the 2005-2010 Consolidated Plan and FY 2005-06 Action Plans for comment at the regularly scheduled HCDC <u>meeting. HCDC adopted the Principles.</u>
May 4, 2005	The second hearing of the 2005-2010 Consolidated Plan and FY 2005-06 Action Plans. HCDC voted to adopt the Consolidated <u>Plan and FY 2005-06 Action Plans.</u>
April - May 2005	The City Councils of Portland and Gresham and the Multnomah County Board of Commissioners held hearings to consider the adoption of the 2005-2010 Consolidated Plan and FY 2005-06 <u>Action Plans.</u>

Introduction

D r a f t 4 - 1 9 - 0 5

duplication and reduce burden on project sponsors. A letter is sent to project manager's summarizing the results of the review and any follow-up action necessary.

Public contracts for CDBG funds require that sub-recipients submit monthly activity reports and semi-annual reports on progress toward achieving contractual compliance.

Multnomah County monitors HOME-funded projects on an ongoing basis to assure compliance of HOME requirements. When possible, reviews are done in coordination with other funding agencies to avoid duplication and reduce the burden on project sponsors.

CITY OF GRESHAM

Monitoring is an ongoing part of project management for the City of Gresham. The elements of Gresham's project management system include the following:

In an effort to assist applicants with addressing all of the applicable federal regulations, the City provides a significant amount of information about relevant regulations in the funding application materials. While this information would not be sufficient for an applicant unfamiliar with the regulations, it does serve as a reminder to those who have some familiarity with the CDBG and HOME programs of the program and other requirements that they will have to meet if funded.

The City also conducts an application workshop for all prospective applicants, at the beginning of the application period, to familiarize the applicants with the regulations and requirements associated with the CDBG and HOME programs.

Applicants are encouraged to meet with City staff to review the federal regulations and to answer any questions the applicants may have concerning the application process. This is an opportunity to assist applicants in shaping their projects in a manner that conforms to HUD guidelines.

City staff reviews written applications to ensure general compliance with federal regulations at this initial stage in the application process.

After extensive review by City Staff, Citizen Advisory Committee members, and a Technical Advisory Group, if an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines how best to proceed with formalizing a contractual agreement. If the applicant is receiving funds for a service or project that they have completed successfully in a previous

Introduction

Draft 4 - 19 - 05

year, staff may simply send out a renewal contract with instructions on how to process it. If it is a new project of some complexity with a new partner, then staff may prepare checklists and have multiple meetings to ensure that the project is developed appropriately. Gresham staff provides considerable “up front” guidance on Davis Bacon, Uniform Relocation Act, Lead Paint and other related compliance issues.

All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports be provided. Significant delays in reporting may result the City delaying payment of invoices until the required reports are provided.

At least once during the year, the City sponsors an informal meeting for all public service and housing service providers to better coordinate services among agencies and to provide an informal forum for discussing any mutual interests or concerns. Typically, part of the meeting is spent discussing contractual requirements, such as potential revisions to the reporting forms. For all housing projects for which the City provides funding for construction, the City assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor progress as well. This provides an additional level of project oversight by an individual with construction knowledge.

The City of Gresham undertakes on-site monitoring of a sample of projects completed in a particular year. There are four parts to the review:

- Program compliance
- Project achievements
- Financial and grant management systems (by the City's financial staff---this staff chooses the sample that they want to monitor)
- Regulatory compliance

A letter summarizing the results of the review and additional follow up action, if any, is sent to the project manager.

The following guidelines shall determine which projects shall be reviewed each year:

All projects shall be reviewed during the year. At least half of the projects

Introduction

Draft 4-19-05

shall receive an on-site monitoring visit.

Public facilities and housing: Each public facility or housing project must be selected for an on-site monitoring visit during the year it is completed.

Ongoing public services: Successful ongoing public service projects that submit current reports should have at least one on-site monitoring visit every two years if they receive more than \$25,000 in CDBG funding, or at least one on-site monitoring visit every three years if they receive \$25,000 or less in funding.

Innovative (one time only funding) public services: Each innovative public service project should have an on-site monitoring visit, as it receives one-time-only funding.

Ongoing housing programs: Successful ongoing housing rehab programs with budgets in excess of \$20,000 that submit current reports should have at least one on-site monitoring visit every two years.

Homeownership: As the City of Gresham carefully reviews every file that comes in for a loan under this program, additional monitoring is not required, as it is provided on a loan-by-loan basis.

The City of Gresham has also initiated a process of monitoring HOME-funded projects on an ongoing basis. The City attempts to coordinate its review with other funding agencies so as to avoid duplication of effort and to reduce the burden on the project sponsor.

(Footnotes)

1 In 2005, the area media family income for a four-person household in the Portland Metropolitan Statistical Area is \$67,900. The income of a four-person household at 80% MFI is \$54,300. The income of a four-person household at 50% MFI is \$33,950.

2Developmental disabilities is used in a broad sense to include a wide range of cognitive disabilities.

Introduction

D r a f t 4 - 1 9 - 0 5

For more information about BHCD Economic Development, please
visit our website: www.portlandonline.com/bhcd

Housing Market Analysis

Draft 4-06-05

Overview

The national recession in late 2000 and early 2001 was felt most acutely here in the Pacific Northwest. For a number of months, the Portland-Vancouver metropolitan area posted the highest unemployment rate among metropolitan areas in the nation, and both Oregon and Washington generally led the nation in unemployment for close to three years. The Portland metro area ended 2003 down 12,500 jobs (1.3%) from 2002,

In 2004, Oregon's economy began to edge upward. Over the last four months of 2004, the Oregon unemployment rate declined from a recent high of 7.2 percent in August to an adjusted unemployment rate of 6.8 percent. Over the last six months of the year, seasonally adjusted payroll employment grew slowly, at an average monthly figure of 800 jobs per month, equivalent to an annual growth rate of 0.6 percent. The unemployment rates do not tell the whole story. In general, Oregon lost family wage jobs and gained low-paying service jobs.

The Portland metro area attracted inward migration throughout the recession and its recovery. Steady population growth and low mortgage interest rates sustained a strong demand for homes in the Northwest. In 2004, the Portland metropolitan area recorded an 11-percent increase in sales. In January of 2005 the median sales price for a home in Portland rose to \$254,800. The Portland metropolitan area's rental vacancy rate, in January 2005, was an estimated 8 percent, down from 8.5 percent the year before. Rents declined, by 2.5 percent in the Portland market during the same period.

Except for a surge in tax credit funded apartment projects, building permits for both single-family and multi-family units have declined from the high levels of the 1990s and the supply of recent built apartments has created a buyer's market in the western suburbs.

IMPACT OF THE RECESSION ON LOW- AND MODERATE-INCOME OREGONIANS

Despite encouraging changes in Oregon's economy, many Oregonians are still laboring against the impacts of the economic downturn. As indicated by the Oregon Center for Public Policy's report, *In the Shadows of the Recovery: The State of Working Oregon 2004*, personal bankruptcies, home foreclosures, and debt to high-cost lenders have soared since 2000. Household incomes fell sharply while costs rose for health, housing, and childcare. Cuts to public assistance programs have made rising health care and housing costs even more painful for lower income families.

The downturn did not strike payrolls across Oregon equally. The Portland Metro area, where the state's high technology industry is

Housing Market Analysis

D r a f t 4 - 0 6 - 0 5

concentrated, was hardest hit [Fig]. The five-county Portland region saw annual pay per worker decline by three percent over the 2000 to 2003 period. In Multnomah County, the share of renters paying more than half their income for rent rose from 21 percent in 1999-00 to 27

Change in Average Annual Pay per Worker, by Oregon Region

	2000	2003	% Change	Average Annual Growth
Oregon Coast	\$25,764	\$25,999	0.9 %	0.3 %
Willamette Valley	\$30,531	\$30,807	0.9 %	0.3 %
Southern Oregon	\$27,803	\$28,413	2.2 %	0.7 %
Central Oregon	\$27,230	\$27,959	2.7 %	0.9 %
Eastern Oregon	\$26,130	\$27,022	3.4 %	1.1 %
Portland area	\$40,306	\$39,098	-3.0 %	-1.0 %

Source: Oregon Center for Public Policy, 2005.

percent in 2002-03.

The changes in Portland's economy and housing market have pushed housing prices out of the reach of many would-be homeowners, and elevated rents beyond what many households can afford to pay. Programs offering housing subsidies, rent assistance, housing rehabilitation services and emergency shelter are experiencing increased demand, reflecting the impact of market changes on lower-income people.

Housing Market Analysis

Draft 4-06-05

Housing Stock

HOUSING AVAILABILITY

A key indicator of housing availability is whether overall housing production is keeping pace with demand. One way to determine this is to estimate whether the rate of change of households is comparable to the rate of change of the number of units. If the ratio of housing unit change to household change is less than 1.0, stock growth has not kept pace with household growth. This would be of particular concern in the Portland metro region given the high population growth. Based on the household and unit growth between 1990 and 2003, Portland's housing production has kept up with population growth [Fig].

Adequacy of Housing Supply: Change in Number of Households and Number of Units, Multnomah County and Largest Cities, 1990-2003

Area	1990		2003		Change		Units as a Percent of Households
	Households	Units	Households	Units	Households	Units	
Multnomah County	242,320	255,751	275,491	295,031	33,171	39,280	118 %
Portland	187,262	198,319	225,238	242,629	37,976	44,310	117 %
Gresham	25,870	26,978	33,775	35,499	7,905	8,521	108 %

Source: 1990 Census and 2003 American Community Survey

Another measure of housing availability is vacancy rates. During the fourth quarter of 2004, the overall vacancy rate for rental units in Portland and surrounding areas was 8 percent. The Hazel Dell/Salmon Creek area had the lowest vacancy rate at 2 percent. Inner Northeast had the highest vacancy rate at 12 percent. Experts believe that a vacancy rate lower than 5 percent is a tight market.

It is important to note that average vacancy rates for apartments can change dramatically in a short period of time.

Housing availability does not necessarily correlate with housing affordability. A discussion of housing affordability for low- and moderate-income rents is at p. __.

Housing Market Analysis

D r a f t 4 - 0 6 - 0 5

OVERCROWDING

A final measure of housing availability is the rate of overcrowding in existing housing units. “Overcrowding” is defined by the US Census Bureau as “a situation in which a housing unit is occupied by more than one person per room.” According to the 2003 American Community Survey, there are 9,233 households in Multnomah County meeting this definition.

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**There are
9,233
'overcrowded'
households in
Multnomah
County**



Housing Authority of Port-
under pressure, as a result
federal funding decisions
costs, revised its occu-
standard from one person
bedroom to two people
bedroom. This is likely to
crease overcrowding.

Housing Market Analysis

Draft 4-06-05

Housing Condition

The overall condition of housing stock in Multnomah County is measured through an analysis of physical stock characteristics and fitness characteristics. Evidence of physical stock characteristics may be found in tax appraisal assessments of houses, demand for services to clean up derelict buildings, people's perceptions of the condition of housing in their neighborhood, and the age of housing stock. Fitness of housing stock is typically assessed by measuring overcrowding, affordability, and lack of complete plumbing facilities (although this criterion is rarely an issue in most cities today).

Although there is an older housing stock in Portland and Multnomah County, the overall quality tends to be adequate or better. On average, 65 percent of Portland residents and 75 percent of Gresham residents said that they thought the quality of housing in their neighborhood was good or very good.

The state of Oregon requires county tax assessors to rank the physical condition of single family homes. These classifications, ranging from 1-8, are meant to give an indication of the quality of the construction of the house. Of the housing stock rates, most houses rank as a class 3 or better; that is, they meet the minimum code standards. Data were available on about 60 percent of the single-family houses in Multnomah County. Out of that 60 percent, close to one fifth of the single-family housing stock was not at acceptable building standards; about 70 percent of all units rated were "Fair," "Average" or "Good," and about 3 percent were classified as "Better" or "Best." These findings are within an acceptable level, given the age of the inner city housing stock. Older homes

Condition of Single-Family Units: Multnomah County

Condition	Percent of Total
Classes 1 and 2 – Does not meet building codes	12.02 %
Class 3 – Meets standard building codes – "Minimum"	19.18 %
Class 4 – Meets standard building codes – "Fair"	14.58 %
Class 5 – Meets standard building codes – "Average"	8.70 %
Class 6 – Meets standard building codes – "Good"	4.60 %
Class 7 – Meets standard building codes – "Better"	1.15 %
Class 8 – Meets standard building codes – "Best"	.90 %
Not Rated	38.87 %
Total	100 %

Housing Market Analysis

D r a f t 4 - 0 6 - 0 5

generally do not meet all of the standards of current building and housing codes.

The age of housing stock is often used to gauge physical condition. The number of housing units built before 1940 is used in some federal programs as an indicator of poorer quality housing, but this rule of thumb is not applicable in all locations.

Age of Housing Stock: Multnomah County and Largest Cities, 2003

Year Constructed	Percent of All Units		
	Multnomah County	Portland	Gresham
2000 or later	3 %	3 %	4 %
1990 to 1999	12 %	9 %	27 %
1980 to 1989	8 %	6 %	17 %
1970 to 1979	15 %	12 %	29 %
1960 to 1969	10 %	11 %	11 %
1950 to 1959	14 %	15 %	8 %
1940 to 1949	9 %	10 %	1 %
1939 or earlier	29 %	34 %	3 %

Source: 2003 American Community Survey

Housing Market Analysis

Draft 4-06-05

HOUSING AFFORDABILITY

HOUSING AFFORDABILITY FOR RENTERS

While the supply of housing in Portland has kept up with population growth, housing affordability is a major issue in the Portland metropolitan area. Below is a table that compares rents affordable to households at 30 percent, 50 percent and 80 percent of median family income in the metropolitan area with the fair market rent for units.

In order to place this in a policy context, it is important to understand the size of the populations served by federally-funded housing programs. The following tables gives the percentage of renters and homeowners within identified income ranges by jurisdiction.

Affordable Housing in Portland Metropolitan Area (PMA)

Median Family Income (MFI)	One Person Household			Four Person household		
	Annual Income	Converted to Hourly Wage	What is Affordable	Annual Income	Converted to Hourly Wage	What is Affordable
30 % MFI	\$14,250	\$6.85	\$356	\$20,350	\$9.58	\$501
50 % MFI	\$23,750	\$11.42	\$594	\$33,950	\$16.32	\$835
80 % MFI	\$38,000	\$18.27	\$950	\$54,300	\$26.11	\$1,336
100 % MFI	\$47,550	\$22.86	\$1,189	\$67,900	\$32.64	\$1,671
Fair Market Rent for PMA: 1 BR = \$620 2 BR = \$717 3 BR = \$1044 4 BR = \$1257						

Source: Community Development Network and Portland Development Commission

Housing Market Analysis

Draft 4-06-05

Income Distribution of Portland Households (HH), 2000

Household Income Range	Number of Renters	Percent of Total Renters	Number of Owners	Percent of Total Owners	Number of HH in Range	Percent of Total HH in Range
Below 30 % MFI	23,337	24 %	7,449	6 %	30,786	14 %
30.1 % to 50 % MFI	17,150	17 %	9,350	7 %	26,500	12 %
50.1 % to 60 % MFI	8,550	9 %	5,822	5 %	14,372	6 %
60.1 % to 80 % MFI	15,880	16 %	14,715	12 %	30,595	14 %
80.1 % to 100 % MFI	11,121	11 %	15,041	12 %	26,162	12 %
100.1 % to 120 % MFI	7,422	8 %	14,615	12 %	22,037	10 %
120.1 % to 140 % MFI	5,158	5 %	12,546	10 %	17,704	8 %
Above 140 % MFI	10,186	10 %	45,215	36 %	55,402	25 %
Totals	98,804	100 %	124,753	100 %	223,558	100 %

Income Distribution of Portland's Central City Sub-Districts, 2000

Household Income Range	Number of Renters	Percent of Total Renters	Number of Owners	Percent of Total Owners	Number of HH in Range	Percent of Total HH in Range
Below 30 % MFI	5,614	30 %	296	6 %	5,910	25 %
30.1 % to 50 % MFI	3,209	17 %	206	4 %	3,415	14 %
50.1 % to 60 % MFI	1,419	8 %	139	3 %	1,558	7 %
60.1 % to 80 % MFI	2,430	13 %	458	9 %	2,888	12 %
80.1 % to 100 % MFI	1,579	8 %	521	10 %	2,100	9 %
100.1 % to 120 % MFI	1,128	6 %	601	12 %	1,729	7 %
120.1 % to 140 % MFI	875	5 %	349	7 %	1,224	5 %
Above 140 % MFI	2,355	13 %	2,496	49 %	4,851	20 %
Totals	18,609	100 %	5,066	100 %	23,675	100 %

Source: US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) Data.

Housing Market Analysis

Draft 4-06-05

One way to measure the proportion of housing needs that are being met is to compare the number of households that fall in a given income range, with the number of rental units affordable to households within that income range. The table below was derived using HUD's Comprehensive Housing Affordability Strategy (CHAS) data. Confirming earlier analyses, the affordability gap (expressed as the relation between the number of households within a defined income group and the number of housing units that would be, in theory, affordable to those incomes) increases as income decreases. The greatest gap is for households in the lowest income category (0-30 percent of median). The affordability gap

**Comparison of Renter Households and Availability of Units,
Multnomah County, 2000**

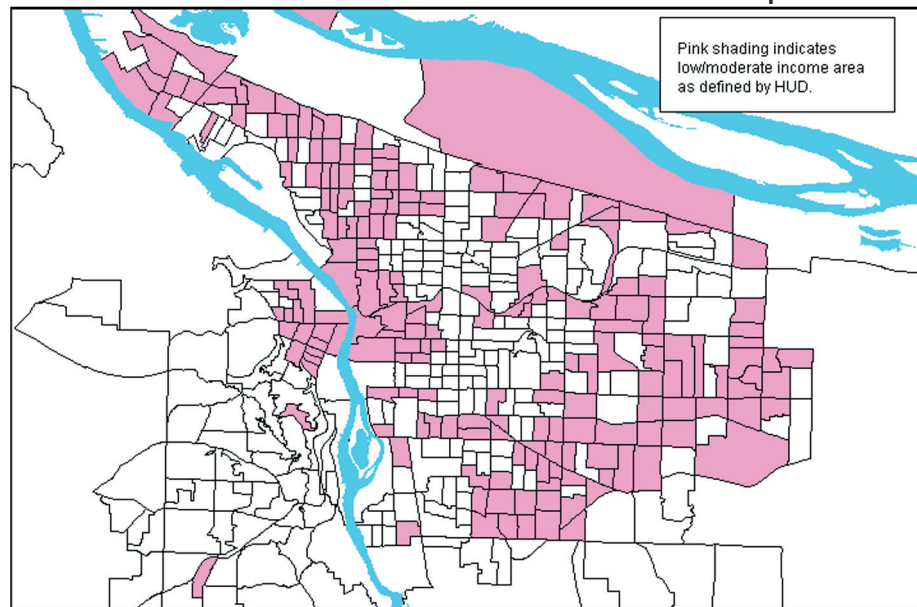
Income Range	Renter Households (all sizes)	Renter	Percent of Occupants within Income Range	Percent of Need Met by Existing Stock	Surplus / Shortage Units
0-30% of Median	26,319	13,270	62 %	44 %	-13,049
30-50% of Median	19,624	33,966	48 %	143 %	17,771
50-80% of Median	28,604	58,699	59 %	269 %	33,140
Greater than 80% of Median	40,050	10,394	Not Available	27 %	-29,139
Total	114,597	116,329			8,723

is greater than this table suggests, because households tend to remain in place even as their incomes increase.

HUD has defined certain tracts as having greater than 51% of the households as low or moderate income. This designation is based on the 2000 Census information, as depicted by the following map.

Housing Market Analysis

Draft 4-06-05



HOUSING AFFORDABILITY FOR HOMEOWNERS

On July 21, 2004, the Portland HCDC Home Ownership Advisory Committee (HOAC) published its report, *Strategies to Increase Minority Homeownership Rates*. As in previous years HOAC Reports, the 2004 Report pointed out the disparity in homeownership rates between Whites and minorities in Portland. According to the 2000 census, White homeownership rates exceeded those of African-Americans, Native Americans and Hispanics by over 20 percentage points. The homeownership rate for Whites in 2000 was 59%, while the rate for African-Americans, Native Americans and Hispanics averaged 34%.

This Report on Strategies was based on a review of local data from Home Mortgage Disclosure Act (HMDA) for 2001, data from the 1990 and 2000 Census, and data from a 2003 Fannie Mae National Housing Survey. This data review resulted in findings on the factors behind the disparity in homeownership rates in Portland. The two key findings were:

- Among white and minority households with like incomes, the loan denial rate is as much as twice as high for minority applicants.
- There are enough potential minority home buyers earning more than 95% of the area median family income to close the gap by as much as 45% over ten years. (The adjusted area

Housing Market Analysis

Draft 4-06-05

median income for 2000 was \$56,017 for a family of four. A family of four at 95% of median had income of \$53,200.)

Minority Homeownership Rates Per Median Family Income (MFI), City of Portland

Household by Type & Income	African- American	Hispanic	Asian	Pacific- Islander	Native American	White	All Households
Below 30 % MFI	18.5 %	11.9 %	14.1 %	23.1 %	16.5 %	27.5 %	24.2 %
30.1 to 50 % MFI	23.3 %	16.7 %	41.0 %	36.4 %	13.0 %	38.4 %	35.3 %
50.1 to 80 % MFI	34.1 %	24.8 %	51.3 %	15.8 %	29.3 %	48.2 %	45.7 %
80.1 to 95 % MFI	44.7 %	32.8 %	69.0 %	47.4 %	49.8 %	57.8 %	56.2 %
Above 95 % MFI	66.9 %	55.9 %	74.2 %	49.2 %	64.8 %	76.4 %	75.2 %
Total Households	38.0 %	30.4 %	55.6 %	34.6 %	37.0 %	59.0 %	55.8 %

Source: US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) Data.

The following chart shows white and minority homeownership rates at different median income categories.

In June of 2004, HOAC recommended that City Council adopt the goal: "Close the minority homeownership gap in Portland by June 2015." Using 1990 and 2000 Census data, and applying assumptions about population growth for Portland, to achieve this 10-year goal there would need to be:

3,560	new African American homeowners
2,711	new Asian/Pacific Islander homeowners
5,698	new Hispanic/Latino homeowners
655	new Native American homeowners
<hr/>	
12,623	total new minority homeowners

Housing Market Analysis

D r a f t 4 - 0 6 - 0 5

Equally spread across a 10-year implementation scenario, the annual goal can be restated as:

356	new African American homeowners
271	new Asian/Pacific Islander homeowners
570	new Hispanic homeowners
66	new Native American homeowners
<hr/>	
1,262	total new minority homeowners

While the 10-year goal statement is bold and aggressive, it articulates the urgency of overcoming the disparity in homeownership rates that has existed between white and minority people in this country for over 200 years. Portland City Council adopted this goal on August 18, 2004.

Housing Market Analysis

Draft 4-06-05

Assisted Housing Inventory and Services

FEDERALLY ASSISTED HOUSING

The major federal programs that provide housing subsidies are: Section 202 (for elderly households); Section 811 (for disabled households); Project-Based Section 8; and public housing. A household residing in one of these subsidized housing units pays no more than 30 percent of its income (with adjustments) for rent and utilities. The table below contains summary information about the number of units by program, target population, and jurisdiction.

**Federally Rent-Assisted Housing in each Jurisdiction,
by Program and Population, 1998**

Program	Portland		Gresham		Multnomah County		Totals	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
202 / 811	1,018	14.1 %	249	43.6 %	0	0	1,267	16 %
Elderly	748	10.3 %	206	36.1 %	0	0	954	12 %
Disabled	270	3.7 %	53	9.3 %	0	0	323	4.1 %
236 / Sec. 8	3,409	47.2 %	202	35.4 %	112	84.8 %	3,723	46.9 %
LRPH	2,670	36.9 %	120	21.0 %	20	15.2 %	2,810	35.4 %
Other	140	1.9 %	0	0 %	0	0	140	1.8 %
Population	7,230	100 %	571	100 %	132	100 %	7,933	100 %
Family	2,172	30.0 %	254	44.5 %	0	0	2,558	32.2 %
Elderly	4,183	57.8 %	264	46.2 %	0	0	4,447	56.1 %
Disabled	286	4.0 %	53	9.3 %	0	0	339	4.3 %
Singles	596	8.2 %	0	0 %	0	0	596	7.5 %

TENANT-BASED SECTION 8

In addition to project-based assistance, the Housing Authority of Portland administers the federal Section 8 program in which the assistance is provided directly to the tenant. HAP provides assistance for approximately 6,000 households in Multnomah County.

Housing Market Analysis

D r a f t 4 - 0 6 - 0 5

PUBLIC HOUSING STOCK

The Portland Housing Authority of Portland (HAP) has 2,809 units of public housing in Multnomah County constructed and maintained by the federal Low Rent Public Housing Program. The figure below indicates unit sizes.

DATA SOURCES:

Oregon Center for Public Policy, *In the Shadows of Recover: The State of Working Oregon*, 2005.

Oregon Labor Market Information Systems, David Cooke, January 26, 2005.

Portland Realtors Multiple Listing Service, March 2005.

US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) Data.

U.S. Department of Housing and Urban Development, Office of Policy Development and Research, *U.S. Housing Market Conditions*, November 2004.

(FOOTNOTES)

1 This model is based on Bogdon, Amy, Joshua Silver and Margery Austin Turner, *National analysis of housing affordability, adequacy, and availability: a framework for local strategies*, 1994.

Principles and Priorities 2005-2010

The Principles

These Principles are intended to guide the jurisdictions in the Portland Consortium as they devise and implement their long-term strategies and prepare their annual action plans.

The order of the Principles does not reflect their relative importance.

PRINCIPLE 1

All resources should be invested to promote long-term systems change. Investments should favor integrated systems that give eligible low-income households* access to an array of tools to create sustainable improvements in their housing, economic condition, and general well-being. Evidence-based practices are preferred.

PRINCIPLE 2

Services must be made available fairly to eligible low-income people, including those who have experienced barriers to accessing services due to race, color, religion, gender, ethnicity, culture, or sexual orientation.

- a. All programs should employ culturally competent service delivery models that provide reasonable access to all eligible low-income people. Programs should use culturally specific service providers when necessary to reach members of racial and/or ethnic communities who would not otherwise be well-served.
- b. Programs funded by the jurisdictions should serve households that include people of color in at least the proportion that those households exist in the low-income population, or at a greater rate.

PRINCIPLE 3

Programs should strike a balance between addressing immediate needs and preparing to meet future needs. Jurisdictions are encouraged to fund programs that are flexible and can respond to changes in market conditions. Jurisdictions should strive for continuous program improvement by incorporating new research and best practices.

PRINCIPLE 4

Housing programs should focus on housing those with the greatest needs in decent, stable housing. The category of people with the greatest needs includes individuals and families who belong to one or more of these groups:

- a. Individuals and families who are homeless;

Principles and Priorities 2005-2010

- b. People who have special needs (severe mental illness, serious physical disabilities, developmental disabilities**, addiction disorders, or more than one of these disabilities);
- c. People who are experiencing domestic violence;
- d. People who are living in substandard housing that violates safety codes;
- e. Low-income households** paying more than 50 percent of their income for housing;
- f. People who have historically had limited access to housing opportunities, including members of racial/ethnic/cultural minorities, refugees, immigrants, and farm workers;
- g. People who are particularly vulnerable to housing loss, placing them at great risk of homelessness, including households with incomes under 30% of the area Median Family Income, single parents, youth leaving foster care, and the elderly;
- h. People who face barriers to housing due to poor rental history, poor credit history, and/or criminal history;

PRINCIPLE 5

Both public and private resources are required to meet the community's housing needs.

- a. Public resources should be directed to housing for those with the greatest need.
- b. Public moneys may also be used to stimulate private investment and fill affordability gaps.
- c. Participation of the philanthropic sector in public-private partnerships should be encouraged.
- d. Market-driven private financing should be the primary source for meeting moderate- and middle-income housing needs.

PRINCIPLE 6

There should be a direct relationship between the amount of public investment and the number of units affordable for a minimum of sixty (60) years.

- a. Maximizing the number of unit years of affordability is an important use of public investment.

****Developmental disabilities** is used in a broad sense to include a wide range of cognitive disabilities.

***Low-income households** is a HUD term referring to households with incomes below 50% MFI.

***Low- and moderate-income households** is a HUD term referring to households with incomes below 80% MFI.

Principles and Priorities 2005-2010

- b. As a condition of receiving public investment, designated affordable units should remain affordable for a minimum of 60 years.
- c. The number of rental units designated to remain affordable should be balanced with the subsidy to the project, so that programs are marketable to private for-profit and nonprofit developers.
- d. Preference should go to programs that increase or preserve the affordable housing inventory, and programs that subsidize ongoing costs.
- e. Sufficient public resources should be invested to assure that affordable housing is designed, constructed, managed, and maintained so that it will be an asset to the community over the long term.

PRINCIPLE 7

To promote economic opportunity, the goal of public investment in community development activities other than housing should be to increase the incomes and/or assets of low-income households and neighborhoods.

- a. Public investment in community development should focus on projects that can demonstrate the capability to increase the income and/or assets of low income (<50% MFI) households and neighborhoods.
- b. Public investment in community development should focus on removing barriers to employment, retaining jobs in the community, and providing adults and youth with access to opportunities to earn, at a minimum, a living wage.
- c. Public investment in community development should focus on low-income households that have not shared in past economic expansions, and low-income neighborhoods.
- d. Public investment in community development should assist households with incomes below 80% MFI that face barriers to building wealth to increase their assets using ownership models that give residents equity holdings in their residences or businesses, e.g. micro-enterprise development, land trusts,

Principles and Priorities 2005-2010

homeownership programs, and cooperative ownership arrangements.

- e. Homeownership programs should include a mechanism for recapture and/or retention of the public investment.

PRINCIPLE 8

To promote long-term housing stability and reduce the risk of homelessness, a continuum of services must be available to assist individuals and families in locating, obtaining, and maintaining decent affordable housing.

- a. Persons with the greatest need should receive supportive services that will enable them to succeed in housing.
- b. Supportive services should be designed to promote the greatest degree of economic independence and self-sufficiency appropriate for the individual.
- c. Services for locating, obtaining, and maintaining decent, stable, affordable housing should be readily available.
- d. Information and support should be available to enable tenants to pursue a habitable living environment without fear of retaliation.
- e. For people with special needs, medical and behavioral health care services are essential to maintain housing. To the maximum extent feasible, housing and community development funds should be used to leverage funds for these health services.
- f. Fair housing services to address illegal barriers to housing should be widely available.

PRINCIPLE 9

Public investment in neighborhoods should benefit existing residents as well as further other policy goals.

- a. When significant public investment is contemplated, measures should be taken to protect low- and moderate-income residents, including established small businesses, from involuntary displacement.

Principles and Priorities 2005-2010

The Priorities

HUD requires that the Portland Consortium establish three priorities for the allocation of federal resources. The priorities are in descending order. Overall, the jurisdictions of the Consortium will allocate the greatest amount of federal resources to Priority 1, and the least to Priority 3. Within each priority, programs shall focus on populations with the greatest barriers.

PRIORITY ONE

Programs to increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Median Family Income*. This priority includes programs that:

- a. provide stable, decent, affordable housing for households with the greatest housing needs;
- b. develop permanent supportive housing for very low income (0-30% MFI) households with disabilities.
- c. assist low-income individuals and families (0-50% MFI) to locate, obtain, and maintain housing ;
- d. develop, acquire, maintain, repair, rehabilitate, preserve, and address any lead-based paint or other severe environmental hazards in housing stock for low- and moderate-income people (up to 80% MFI);
- e. revitalize severely distressed public housing;
- f. manage publicly-funded housing assets wisely for the long term;
- g. increase the number of units with three or more bedrooms affordable to low-income (0-50% MFI) households.

PRIORITY TWO

Programs focused on preventing and ending homelessness that:

- a. provide immediate housing for chronically homeless individuals and families, linked to the services they need to succeed;
- b. mitigate the barriers that make it difficult for households experiencing homelessness to re-establish housing stability;
- c. streamline access to existing services to prevent and reduce homelessness;
- d. concentrate resources on programs that offer measurable results;
- e. provide, or partner with other entities that provide, supportive services, such as case management, home care and personal care, job training, child care, education, etc., for adult and child members of low-income (up to 50% MFI) households.

Principles and Priorities 2005-2010

PRIORITY THREE

Programs to assist adults and youth to improve their economic condition:

- a. by increasing their incomes from below 50% MFI to a living wage through comprehensive, evidence-based programs;
- b. by increasing their assets through comprehensive, evidence-based programs;
- c. by wealth-building strategies for households with incomes up to 80% MFI, including land-trusts and first-time homeownership programs for populations that have traditionally faced barriers to homeownership;
- d. by investing in and stabilizing low-income communities.

***In 2005**, the area media family income for a four-person household in the Portland Metropolitan Statistical Area is **\$67,900**. The income of a four-person household at 80% MFI is **\$54,300**. The income of a four-person household at 50% MFI is **\$33,950**.

For more information about BHCD's Principle & Priorities, please visit our website: www.portlandonline.com/bhcd

Affordable Housing: Rental Housing Development

Draft 4-19-05

The goal of the Rental Housing Development program is to support Home Again: the 10- Year Plan to End Homelessness, by focusing its development activities on deeply affordable (0-30% MFI) housing, including Permanent Supportive Housing units for chronically homeless people and other people with special needs, and units for families who are homeless or at risk of homelessness, including units with 3 or more bedrooms.

To address other high priority community needs, the 5-year goal is to double the existing number of subsidized family-sized units with 3 or more bedrooms, and the number of special needs housing units.

RENTAL HOUSING DEVELOPMENT NEEDS

A general discussion of the Multnomah County rental housing market, including an analysis of rent burdens among County residents, may be found at p. ____.

One factor contributing to homelessness in the Portland metropolitan area is the inadequate supply of Permanent Supportive Housing for single chronically homeless adults, and the inadequate supply of family size housing affordable to households with incomes at 0-30% MFI. BHCD must increase the supply of these units in order for individuals and families to be able to access housing immediately under the “Housing First” model endorsed in *Home Again: the Ten Year Plan to End Homelessness*.

The HCDC *Special Needs Report* issued in July 2003 identified a 7,890 unit unmet need for Permanent Supportive Housing (unlicensed facilities) available to extremely low-income single adults with special needs. The Special Needs Report defined “a person with special needs” as an individual with a serious physical disability, severe mental illness, a developmental disability, substance abuse disability, or a combination of two or more of these disabilities. “Developmental disability” was defined broadly to include

**In July 2003, estimated
unmet permanent
supportive housing
need available to
extremely low-income
single adults with
special needs was
7,890.**



Housing

Draft 4 - 19 - 05

mental retardation, autism spectrum disorders, and any other medical condition that affects the development of cognitive capacity. The physical disability category included HIV/AIDS.

The HCDC Special Needs Committee Families with Special Needs Workgroup is preparing to issue a report that will identify an unmet need for housing linked with services (unlicensed facilities) for families with children, where one or more of the adults in the household is a person with special needs. The estimated need is for ____ family units linked to services and affordable to households at 0-30% MFI.

RENTAL HOUSING DEVELOPMENT PROGRAM DESCRIPTION

The Rental Housing Development Program provides funding to develop rental housing projects. It emphasizes projects targeting households with incomes below 30% MFI, projects that include Permanent Supportive Housing units, projects with units for people with special needs, and/or projects that provide affordable family-sized units. Development may occur by new construction and/or by acquisition and rehab.

Project awards are announced in the late spring in order to position project sponsors to make application to the State Department of Housing and Community Services Consolidated Funding Cycle for other development resources. The Portland Development Commission runs the selection process, underwrites the projects, facilitates the legal closing of the deals, and coordinates project construction.

PROGRAM TOOLS

- Loans and grants to sponsors of housing development projects that meet housing policy objectives.
- Leverage CDBG, HOME, and HOPWA funding with federal Low Income Housing Tax Credits, Oregon Housing Tax Credits, local and state housing trust funds, and/or local bond proceeds.
- Training and technical assistance for potential project sponsors.
- Coordination with other private pre-development loans from the Enterprise Foundation
- Coordination of development funds for permanent supportive housing and special needs housing projects with service funding from Multnomah County and/or the State of Oregon.

Draft 4 - 19 - 05

PROJECT SELECTION

BHCD contracts with the Portland Development Commission (PDC) to administer a competitive open Request for Proposals (RFP) process. An RFP is released each spring. If sufficient funds are available, a second RFP may be released in the fall. The RFP is advertised to the broad network of housing development groups across the Portland metro region. The RFP priorities are established by BHCD and reflect the Consolidated Plan Principles and Priorities. Staff from the PDC convene a project selection committee of experienced program staff from the City, services staff from the County, staff from the Oregon Department of Housing and Community Services, and other private sector individuals with lending and project development experience. The selection committee makes funding recommendations to the PDC Housing Director, who makes the final decision.

PROGRAM ELIGIBILITY

Project sponsors may be private for-profit companies and/or nonprofit organizations. Project sponsors must demonstrate capacity for development, ownership and long-term management. For projects awarded HOME funding, preference is given to organizations that are certified Community Housing Development Organizations.

POTENTIAL BARRIERS

Services are a critical element of Permanent Supportive Housing. The identification and long-term commitment of service funding to PSH projects continues to be a challenge as federal, state, and local budget cuts erode the social service system.

Increased costs in materials and services to build housing units will affect the number of units that BHCD can produce.

A decline in Federal housing development resources will adversely affect the number of units that BHCD can produce.

The high demand for the limited supply of federal Low Income Housing Tax Credits may adversely affect the ability of developers to obtain a complete financing package for projects that BHCD has selected for funding, and could result in project delay or, in some cases, project discontinuation.

PARTNER AGENCIES AND ORGANIZATIONS

The Portland Development Commission (PDC) Housing Development

Housing

Draft 4-19-05

Finance (HDF) department plays the most significant role in implementing the City's Rental Housing Development program. BHCD contracts with PDC to perform financial and project management functions. HDF processes development RFPs, underwrites projects, brings together final closing documentation, and coordinates construction oversight.

The Housing Development Center provides technical assistance in project development, construction management and asset management to the nonprofit community development organizations who make up the majority of project sponsors.

The Community Development Network organizes input and oversight to housing policy and program guidelines that direct how funding is allocated and how projects are underwritten.

The Enterprise Foundation provides pre-development funding to project sponsors to allow them ample time to gain site control and perform appropriate due diligence before making application for project funding to PDC and the State.

The Neighborhood Partnership Fund and the Community Development Law Center provide training and technical assistance to the nonprofit project sponsors in the areas of board development, fiscal management, project development, project management, asset management, and other organizational issues.

The community development organizations and the Housing Authority of Portland are the primary affordable housing development organizations, serve as project sponsors, and own and manage the projects over the long term.

The PDC Asset Management department provides long term compliance monitoring and technical assistance to project sponsors to ensure appropriate property and portfolio management.

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

The program serves the President's stated goal of ending chronic homelessness by prioritizing the development of units that will serve chronically homeless individuals.

The program also implements the housing development strategy and the Housing First strategy in *Home Again: A 10-Year Plan to End Homelessness*. By developing more deeply affordable units of permanent supportive housing and family-size housing, the program will make it possible to move more chronically homeless single adults and families who

D r a f t 4 - 1 9 - 0 5

are homeless or at risk of homelessness immediately into permanent housing.

This program complements regional affordable housing goals established by METRO in its 2040 Plan by encouraging the development of additional housing within the City of Portland and in proximity to its mass transit system. This program also fulfills the City's obligations under Title VII of Metro's functional plan, related to the development of more affordable housing.

This program responds to the housing needs identified in the HCDC Special Needs Report (July 2003) and the Families with Special Needs Supplemental Report (2005).

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

The Rental Housing Development program is available city-wide.

Publicly funded rental housing development is subject to the City's location policy, adopted by ordinance by the Portland City Council pursuant to the *1996 Analysis of Impediments and Strategies for Fair Housing Report* (AOI).

The goal of the location policy is to discourage the concentration of poverty. The policy limits the development of new units of City-subsidized affordable housing in Impact Areas, census block groups where the majority of residents are low-income and twenty percent or more of the housing units are publicly assisted. Under the location policy, affordable housing projects applying for City-controlled funding must either locate outside of Impact Areas or must meet certain exception criteria to remain eligible for financial support. Exceptions are available for proposed projects that meet local community needs or the objectives of an adopted neighborhood plan.

The full text of the local policy is at http://www.pdc.us/housing_serv/general/iam.asp. The location policy is under review in connection with the City's update to the AOI.

MONITORING

BHCD will monitor compliance with Federal regulations, other program requirements and comprehensive planning regulations, as follows:

BHCD will fund a Compliance Specialist position at PDC to oversee all Federal compliance issues related to the housing development projects. This position will be empowered to stop projects from proceeding at

Housing

D r a f t 4 - 1 9 - 0 5

any time in the development process if any compliance questions arise. BHCD staff will meet monthly with this staff person and with the PDC operations team that supports the flow and work of the underwriters, construction coordinators and loan closing team.

BHCD will fund an Asset Management team at PDC to oversee long term compliance. This team undertake annual reviews of individual properties to ensure compliance with income documentation, leasing requirements, Housing Quality Standards, affirmative marketing, adequate and appropriate use of reserves, and evaluations of net operating income. BHCD staff will meet quarterly with the PDC Asset Management team.

BHCD will perform annual topical monitoring of PDC's rental housing program. Topical monitoring consists of identifying two or three compliance topics to monitor, e.g. compliance with Section 504 and Americans with Disabilities Act accessibility standards, HOME Subsidy Layering, one-for-one replacement, environmental. Topical monitoring will be carried out by two or three BHCD staff people, including the BHCD Compliance Officer. If findings and concerns identified, BHCD will request corrective action within 30 days and engage the PDC staff in a process to ensure that adequate systems will be in place to ensure full compliance in the future.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

For more information about BHCD Economic Development, please visit our website: www.portlandonline.com/bhcd

Draft 4-19-05

Public Facilities

The goal of the program is to develop or rehabilitate public facilities such as day shelters, food bank warehouses, or group homes, in order to improve the living environment for low-income City residents and to serve low-and moderate income neighborhoods.

PUBLIC FACILITY NEEDS

Public facilities are an indispensable part of the infrastructure of a sustainable urban community. The need for public facilities funding is demonstrated by the frequent requests submitted to BHCD and elected City Commissioner's offices by nonprofit organizations that want to upgrade facilities in order to serve low-income people or low- and moderate-income neighborhoods.

On occasion, plans developed with extensive public input have also called for public facilities. For example, the need for a day shelter for homeless adults has been identified in Home Again: a 10-Year Plan to End Homelessness.

PUBLIC FACILITIES PROGRAM DESCRIPTION

The program funds nonprofit organizations that serve low-income people or low-and moderate- income neighborhoods to upgrade and/or develop new facilities. The program funds such projects as improving the heating system of a homeless shelter, constructing a food box distribution center, reorganizing and upgrading the storage and operation space of a food bank, building a new day shelter, or acquiring and rehabilitating a group home.

PROGRAM TOOLS

- Access to debt-free working capital for facility upgrades and/or new development. Funding may be provided in the form of a grant or a loan, depending on the financial need of the project and the sponsoring organization.

Housing

Draft 4 - 19 - 05

PROJECT SELECTION

Projects are selected through an annual competitive Request for Proposals Process. The criteria are included in the application materials, and include the extent to which the project aligns with BHCD's three strategic objectives: ending the institution of homelessness, increasing the range of housing opportunities for low-income people; and expanding economic opportunities for low-income people. A selection committee that includes members of the public ranks all applications and makes recommendations to the BHCD Director and the Commissioner-in-Charge, who make the final decision.

PROGRAM ELIGIBILITY

Projects receiving assistance under this program must be able to document that they will meet the HUD national objectives of serving either low/mod clientele or a low/mod area.

Eligible types of facilities and improvements include

- facilities for persons with special needs
- facilities for the homeless
- facilities serving low-income people
- facilities serving low- and moderate-income neighborhoods

POTENTIAL BARRIERS TO SUCCESS

Through this program, BHCD can provide capital funding for a public facilities project. However, the project sponsor must be prepared to pay the ongoing operating expenses of the public facility, including utilities, staffing costs, and ongoing maintenance. Because it can be difficult to find a secure financing stream for operating costs, fewer public facilities are created than are needed.

Cuts to federal funding or changes to the funding formulae that either directly diminish BHCD's entitlement or decrease prospective sponsors' to carry operating expenses would decrease the number of public facilities projects funded under this program.

Draft 4 - 19 - 05

PARTNER AGENCIES AND ORGANIZATIONS

BHCD is open to partnering with other agencies and organizations on public facilities projects. In the past, BHCD has partnered with the City of Portland Parks Department, the Oregon Food Bank, and a variety of community-based organizations on public facilities projects. To create a day center for adults experiencing homelessness, BHCD would seek to partner with one or more of the agencies currently serving adults currently experiencing chronic homelessness. However, as described above, all specific projects would be selected through a competitive RFP process.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

This program can complement other initiatives by providing funding for capital projects that house important social programs. For example, if the Public Facilities Program is used to fund the day center linking adults experiencing homelessness to housing, services, and employment, it would complement our local homeless plan, Home Again: the 10-Year Plan to End Homelessness, and national efforts to end chronic homelessness. Funding for food bank and food pantry facilities complements the Governor's statewide campaign to end hunger.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACAL/MINORITY CONCENTRATION)

This program is available to fund projects city-wide.

MONITORING

This program will follow the monitoring protocols described in Section One.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

For more information about BHCD Economic Development, please visit our website: www.portlandonline.com/bhcd

Housing

Draft 4-19-05

The goal of this program is to promote a sustainable living environment by funding the infrastructure to support new affordable rental housing development.

INFRASTRUCTURE NEEDS

Frequently, the development of affordable rental housing prompts off-site infrastructure improvements, e.g. streets, sidewalks, curbs and gutters, water and sewer, storm drainage, street trees, dry wells. The City's Bureau of Development Services requires these improvements when a new project is built. Rehab projects may also trigger these Code requirements.

Adding the costs of new streets and/or other infrastructure to the development costs of an affordable housing project would make it very difficult to meet the City's goals of building more housing affordable at 0-30% MFI, including Permanent Supportive Housing and large family housing. At a minimum, these costs would add debt to the project, requiring the developer to charge higher rents and reducing the ability of the project to house very low-income people. At worst, the additional infrastructure costs would make the project financially unfeasible.

The Infrastructure Improvements program treats off-site infrastructure improvements adjacent to new affordable housing development as a separate activity, funded out of CDBG. This relieves the housing project of the expense, and makes it possible for developers to create housing affordable to households with incomes from 0-30% MFI.

PROGRAM DESCRIPTION

The Infrastructure Improvements Program provides resources for off-site improvements undertaken in coordination with the development of new publicly-funded affordable rental housing. This program is separate and distinct from the Affordable Rental Housing Development program.

BHCD will typically enter into intergovernmental agreements with the City of Portland Water Bureau, Bureau of Environmental Services, and/or the Department of Transportation to carry out the improvement(s).

Infrastructure Improvements

The development of affordable rental housing prompts off-site infrastructure improvements, e.g. storm drainage, street trees, dry wells.



Draft 4 - 19 - 05

PROGRAM TOOLS

- CDBG funds are used to pay for off-site improvements.
- Intergovernmental agreements are developed with the City Departments responsible for carrying out those improvements. CDBG funds are used to reimburse expenses incurred by the Departments in performing the work.

PROJECT SELECTION

Housing development projects seeking Infrastructure Improvement funds come to BHCD through many doors. Typically, Infrastructure Improvement projects will be selected in conjunction with the Affordable Rental Housing Development Request for Proposals (RFP) process described at p. _____. The RFP funds may be used for Infrastructure Improvements. Project sponsors that apply for Affordable Rental Housing development funds in the RFP may specify their intent to use a portion of the funds for Infrastructure Improvement. The Infrastructure Improvement activity will be set up separately from the development activity.

On occasion, Infrastructure Improvement projects will come to the attention of BHCD through a request for financial restructuring, a site-based initiative undertaken to preserve existing affordable housing or to respond to a unique opportunity, or after HUD has selected a project to receive Section 202 or 811 funding. If BHCD has Infrastructure Improvement funds available, it will consider applications for Infrastructure Improvement funds on a case by case basis. It will take into account whether expenditure of these funds on a particular project would further BHCD's strategic objectives: ending the institution of homelessness, increasing the range of housing opportunities for low-income people; and expanding economic opportunities for low-income people.

PROGRAM ELIGIBILITY

Affordable housing development projects that receive CDBG, HOME, other Federal or local funding are eligible to apply.

Housing

Draft 4 - 19 - 05

POTENTIAL BARRIERS

Increases in the cost of infrastructure improvements, or changes in local policy exempting most affordable housing development from system development charges, would result in fewer projects.

Cuts to federal funding for HUD programs, or changes to the allocation formulae used by HUD, would reduce the number of affordable housing development projects funded, with a corresponding reduction in the number of projects eligible for the Infrastructure Improvement program.

PARTNER AGENCIES AND ORGANIZATIONS

PDC manages the Affordable Rental Housing RFP. Projects may apply in that RFP for Infrastructure Improvement funds.

PDC also manages many preservation projects. Those projects are eligible to apply for Infrastructure Improvement Funds.

HUD selects Section 202 and 811 housing development projects. Those projects are eligible to apply for Infrastructure Improvement funds.

The City's Bureau of Development Services determines the extent of off-site infrastructure improvements required in conjunction with the development of a new affordable housing project.

The City Water Bureau, Bureau of Environmental Services, and Department of Transportation carry out the infrastructure development work.

BHCD documents the project's eligibility and reimburses the City Bureaus for expenses.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

By paying for off-site Infrastructure Improvements, this program keeps down the cost of developing affordable housing, and supports the development of housing serving extremely low-income households (0-30% MFI). As discussed in the Affordable Housing Development section at p.____, above, units that are affordable at 0-30% MFI are a necessary component of any effort to end chronic homelessness, end family homelessness, and provide housing for individuals and families with special needs.

Draft 4 - 19 - 05

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

City-wide.

MONITORING

Infrastructure Improvements activities will be monitored as described in Section 1. There is no on-going or annual monitoring requirement after the infrastructure is built.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

For more information about BHCD Economic Development, please visit our website: www.portlandonline.com/bhcd

Housing

Draft 4-19-05

The goal of the program is to promote long-term housing stability by providing a continuum of services that assist individuals and families in locating, obtaining, and maintaining decent affordable housing.

GENERAL HOUSING SERVICES NEEDS

Low-income households may face multiple barriers in locating, obtaining, and maintaining decent affordable housing, including:

- Lack of income to pay monthly rent, utilities, etc.
- Lack of funds to pay initial move-in costs
- Inability to meet tenant screening criteria, including criminal history, poor credit history, poor tenant history
- Inability to locate appropriate housing (can't find or don't know how to look)
- Inability to retain housing over time
- Inability to maintain unit to required standards
- Discrimination in housing or other impediments to Fair Housing
- Landlord-tenant issues
- Lack of documented resident status
- Structurally unsafe housing, including units that do not meet City housing code, and/or have lead, mold, or other environmental hazards
- Displacement due to gentrification

SPECIFIC NEED FOR FAIR HOUSING SERVICES

The most recent Analysis of Impediments to Fair Housing (AOI) was completed in 1996. An updated AOI will be completed by September 2005.

Portland residents filed a total of 189 fair housing complaints with HUD from 1996 to mid-2004.

Housing Services: Access and Stabilization Program

Portland residents
filed a total of
189 fair housing
complaints with
HUD from
1996 to 2004.



Draft 4-19-05

SPECIFIC NEED FOR RENT ASSISTANCE SERVICES

Rent assistance is an important tool to ease the rent burden on low-income households. Multnomah County residents have an extraordinarily high rent burden. An analysis of the number of Multnomah County households paying more than 30% of their income for rent is at p. ____.

Over the last 10 years, the City has invested federal and local funds to develop affordable housing under the ownership and management of local non-profit community development corporations (CDCs). Rents for these properties were set to be affordable to households with incomes between 30% and 60% MFI. However, a 2004 survey of CDC members of the Community Development Network indicated that 68% of tenants in CDC housing have incomes of only 15% to 30 % MFI. This means that 68% of the residents of the existing affordable non-profit owned housing stock are experiencing significant rent burden.

Rent assistance is also an important tool for preventing and ending homelessness. The professional evaluation of the Transitions to Housing short-term rent assistance program documented the need for additional rent assistance based on the fact that available funds were completely subscribed, and agencies had to turn away many requests for assistance.

SPECIFIC NEED FOR ACCESS, PLACEMENT, RETENTION SERVICES

On average, 3,500 searches for housing are completed each week on HousingConnections.org, illustrating the demand for an affordable housing locator.

The **Ready to Rent** housing placement program graduated 429 people in FY 2003. The Portland Housing Center has licensed 52 community agencies to provide **Ready to Rent** training to their clients.

The **Fresh Start** program helps people who would not pass standard tenant screening criteria to access permanent affordable housing. The need for the program is evidenced by the strong interest local agencies have shown in becoming Fresh-Start certified. Currently, ten local agencies are Fresh Start certified. This means that they have agreed to support their clients in permanent housing for up to one year, and can refer tenants for placement into permanent housing operated by providers that have agreed to participate in the Fresh Start program.

Housing

Draft 4-19-05

From March 1998 to August 2000, 210 units were rented to households as a result of Fresh Start referrals. Seventy-seven percent of these tenants (167) went on to become successful renters. Due to lack of administrative support, the program was put on hiatus until 2003, when it was identified as a tool to prevent and end homelessness. 360 low-income individuals were served by the Shared Housing Project in FY 2003.

The need for **relocation services** varies from year to year, depending on the number of households that required assistance in relocating units that have significant lead hazards or otherwise do not meet Housing Code requirements.

1092 low-income individuals used the Renters Hotline in FY 2003 for information and referral about landlord-tenant issues, habitability issues, and related housing issues.

The *Housing Development White Paper* prepared in association with *Home Again: the 10-Year Plan To End Homelessness*, identified the need for a **Risk Mitigation Pool**. The goal of the pool is to open up new housing opportunities for individuals and families that face multiple barriers to housing, while at the same time providing financial stability to the publicly subsidized housing inventory. The **Risk Mitigation Pool** would set aside funding to mitigate potential financial risks to owners of new or existing units programmed for occupancy by homeless households. These risks were identified by housing providers, and include excessive wear and tear, unpaid rent, vacancy loss, higher turnover, and the need for increased maintenance or security. These risks were not addressed in underwriting of existing projects, since the units were not intended for the homeless population that nonprofits now are being asked to serve. The nonprofit affordable housing community is participating in the design of the **Risk Mitigation Pool**.

**From March 1998 to
August 2000,
210 units were
rented to households
as a result of Fresh
Start referrals.**



ACCESS AND STABILIZATION PROGRAM DESCRIPTION

The Housing Services program area addresses barriers to locating, obtaining, and maintaining decent affordable housing. Program staff monitor the housing market and gather data from service providers to determine the most significant barriers, and then fund programs to address those barriers. When necessary, existing programs are

Draft 4-19-05

restructured to better address barriers. Housing Services activities that no longer meet current barriers, or are not meeting performance outcomes, are discontinued, and the resources are moved to fund services that address current needs.

FAIR HOUSING SERVICES

The Fair Housing activities are primarily directed at increasing public awareness of and enforcing fair housing laws. The Siting Council is a citizen panel that facilitates siting of publicly or privately funded housing projects and public facilities, when the populations housed or served may raise concerns in the community. **HousingConnections.org** is a web-based housing locator service that furthers fair housing by presenting a wide array of housing opportunities to all prospective tenants, without regard to protected class status.

SHORT TERM RENT ASSISTANCE

**Over 54,000
units are listed on
Housing Connections.
org a web-based
housing locator.**



Short term rent assistance has been identified as a significant tool in preventing and ending homelessness. Short term rent assistance programs like Transitions to Housing provide shallow rent assistance, move-in costs, security deposits, and other flexible financial assistance to support low-income households in permanent housing.

The local systems for accessing short term rent assistance funded by the City of Portland, Multnomah County, the City of Gresham and the Housing Authority of Portland are undergoing a redesign. A multi-jurisdictional planning process that incorporated significant public participation has made a series of recommendations:

- The goals of the short term rent assistance program should be safety off the streets, placement into permanent housing, and retention of permanent housing.
- The current short term rent assistance programs should be merged into a single unified system.
- The system should be administered through a single entity, selected by a competitive procurement process.
- The final decision regarding the rent assistance redesign will be made by the City and County Commissioners, and should be complete by close of 2005.

Housing

Draft 4-19-05

ACCESS, PLACEMENT AND RETENTION SERVICES

BHCD employs many access, placement and retention strategies.

Housing Connections, a web-based housing locator, currently lists over 54,000 units in the four-county Portland-Vancouver metro region with a special focus on affordable, accessible and special needs units. Housing Connections has also just implemented a housing services database to assist households to find services that will help them obtain and maintain housing.

Shared Housing helps elderly and other low- and moderate- income people who cannot afford or do not want to live alone, to locate, evaluate, and select shared housing and living situations that meet their economic and social needs. Shared Housing will match people who wish to share their homes with people seeking a shared housing arrangement.

Ready to Rent, Fresh Start, and the Risk Mitigation Pool are a set of programs that increase access to housing low-income households that have difficulty meeting the tenant screening criteria due to criminal history, poor credit history, and/or poor rental history. All three programs include a guarantee fund that provides some financial compensation to the landlord or property manager if the tenant damages the unit or vacates the unit without full payment. Ready to Rent is focused on households that have participated in a training designed to help them be successful tenants. Fresh Start is focused on populations who are likely to need on-going case management to address issues that could jeopardize their housing. Agencies that receive a Fresh Start certification may place their clients in permanent housing. The Risk Mitigation Pool, a new program, will assist housing providers to serve populations that face multiple barriers to housing. To participate in all three programs, the housing provider must agree to use alternative screening criteria. The following table compares these access programs. BHCD will be considering the realignment or consolidation of these programs.

Comparison of Programs to Increase Access to Rental Housing

	Tenant Training	Case Management	Guarantee Fund	Assist Tenant to Maintain Housing
Ready to Rent	X		X	
Fresh Start		X	X	X
Risk Mitigation Pool			X	

Draft 4-19-05

The Bureau provides relocation assistance to households that need to move out of structurally unsafe housing including units that do not meet City code, and/or have lead, mold, or other environmental hazards. Relocation assistance includes help in finding new appropriate housing and payment of reasonable moving costs.

BHCD funds a renter's rights hotline and tenant education. Tenants who understand their rights and responsibilities may be in a better position to retain their housing.

PROGRAM TOOLS

1. FAIR HOUSING

- Education in fair housing rights and responsibilities
- Outreach to tenants and property owners/managers
- Enforcement of local, state, and federal fair housing laws
- Testing for evidence of discrimination
- Siting Council
- HousingConnections.org

2. SHORT TERM RENT ASSISTANCE

- Flexible funds to prevent eviction and assist homeless households to become rapidly rehoused.

3. ACCESS, PLACEMENT AND RETENTION

- HousingConnections.org housing locator
- ServicePoint, a web-based housing services database
- 211 information and referral
- Shared housing
- Ready to Rent tenant education and landlord risk mitigation program
- Fresh Start landlord risk mitigation program
- Risk Mitigation Pool
- Relocation services
- Renters' Rights Hotline for information and referral on tenant rights

PROJECT SELECTION

A variety of mechanisms have been used to select programs over the past

Housing

Draft 4-19-05

five years, including competitive Requests for Proposals and renewals of exiting contractors. In future, BHCD will fund programs that:

- Streamline access to information about housing opportunities, rental assistance and service linkages.
- Have a proven ability to promote housing stability, particularly for households at 0-30% MFI.
- Provide services that affirmatively further fair housing and reduce disparities in access to housing opportunities.

BHCD is commencing a review of each Housing Services project to determine whether the project meets these criteria. Services that do not meet these criteria will be discontinued or restructured, with changes reflected in the contractors' scope of work. BHCD will also assess the performance of current contractors. In the event that a service is significantly restructured and/or the contractor is not performing, BHCD will use a competitive Request for Proposals process to select a new contractor unless there is very clearly only one contractor qualified to do the work. In an RFP process, the selection criteria would be included in the RFP materials, and there would be public participation in the selection process. The selection committee would make recommendations to the Director of BHCD and the Commissioner-in-Charge, and the final decision would be theirs.

PROGRAM ELIGIBILITY

Fair housing services are available to all persons, without regard to income.

HousingConnections.org is a web based service that may be accessed by anyone with a computer. (Assistance is also available by phone in several languages to households without computer access.) However, only properties affordable to households with incomes at or below 80% MFI may be listed in the Housing Connections database.

Other housing services programs are generally open to households with incomes at or below 50% MFI. For some housing service programs, a household member may need to belong to a specific target population to be eligible, e.g. single adults who meet the federal definition of "chronically homeless."

Draft 4 - 19 - 05

POTENTIAL BARRIERS

Cuts in federal funding or changes to the formulae for entitlement grants would reduce the federal funds available to provide housing services.

Cuts to Medicaid and other funding streams for case management and treatment services would also have a direct negative impact on programs like Fresh Start that rely on the availability of these services.

A tighter rental market with lower vacancy rates could reduce the willingness of property owners and managers to participate in programs like Ready to Rent, Fresh Start, or the Risk Mitigation Pool. They also could be less willing to rent to households that do not meet their standard rental criteria.

PARTNER AGENCIES AND ORGANIZATIONS

The Contractors for FY 2005 are listed in the Action Plan.

- Fair Housing Council of Oregon provides fair housing education, outreach, enforcement and testing services.
- Legal Aid represents tenants with fair housing complaints
- Oregon Bureau of Labor and Industry (BOLI): processes complaints of discrimination under state law in employment, housing, and public accommodations. BOLI is seeking authority from the legislature to process complaints under federal law, as well.
- City of Portland, Office of Neighborhood Involvement facilitates the residential siting process.
- Housing Authority of Portland (HAP) provides housing and relocation services to households living in units with code violations such as lead paint hazards. HAP also administers RASP, a short term rent assistance program included in the short term rent assistance redesign.
- Ecumenical Ministries of Oregon operates the Shared Housing Program.
- 211info performs an outreach function for Housing Connections to renters and agencies; provides phone and e-mail support to renters, agencies and landlords; and provides data quality review.
- Community Alliance of Tenants operates the Renter's Rights

Housing

Draft 4 - 19 - 05

Hotline.

- Multnomah County, Department of School and Community Partnerships operates the Short Term Rent Assistance Clearinghouse and is a participant in the rent assistance redesign
- HCDC provides policy oversight
- Inter-jurisdictional Short-term Rent Assistance Workgroup includes representatives from Multnomah County, HAP, the City of Portland, and the City of Gresham, and has developed recommendations for redesign of the short term rent assistance system. Its recommendations must be adopted by the County, the Portland and Gresham City Councils, and the HAP Board.
- Housing and Service Partnerships Oversight Committee develops working partnerships between housing providers and service providers. These partnerships are necessary for programs like Fresh Start, and permanent supportive housing projects, to succeed.
- Fresh Start Agencies: to date, nine agencies have been certified by Fresh Start and may place clients in permanent housing through the program. The agencies are: Multnomah County Aging and Disability Services and Developmental Disabilities, Metropolitan Family Services, Cascadia Behavioral Healthcare, Central City Concern, Transition Projects, Inc., Catholic Charities: El Programa Hispano, Human Solutions, Portland Impact, Outside In.

The Community Development Network Resident Tenant Services Network working group is composed of residential service coordinators who seek to improve their professionalism and service quality, and provide mutual support.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The provision of a range of housing services is necessary to support implementation of a number of initiatives, including Home Again: the 10-Year Plan to End Homelessness, and the Special Needs Report recommendations.

Housing services also support the work of the Multnomah County Transitions Services Unit to reintegrate ex-offenders into the community.

Draft 4 - 19 - 05

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

City-wide. In some cases a service is only provided by one organization, and outreach is critical to inform eligible households that the service is available. In other cases, the service is provided by a number of organizations and may be accessed in multiple locations.

MONITORING

A description of BHCD's monitoring practices in Section One.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

For more information about BHCD Economic Development, please visit our website: www.portlandonline.com/bhcd

Housing

D r a f t 4 - 1 9 - 0 5

This program can be found in the Economic Opportunity Initiative portion of Section Three.

Homeownership

Housing Health & Safety: Lead Program

Housing

Draft 4-19-05

The goal of the program is to reduce lead poisoning by increasing awareness of lead hazards in the community and by providing resources to reduce lead hazards in the home.

HOUSING HEALTH AND SAFETY NEEDS

Two factors in the Portland metropolitan area contribute to a significant level of risk of lead poisoning for young children: age of housing and number of children under the age of six living in poverty. In 2004, census data estimates that there were approximately 140,477 households in the

Portland region with incomes under 50% of area median income, with 16,588 of those households living in North and Northeast Portland neighborhoods.

The Portland metropolitan region has a significant amount of older housing stock, with 273,420 units (45%) built before 1950. In North and Northeast Portland, 60% of the total housing stock was built before 1950. There are approximately 19,246 children under six in the region living in poverty in areas where there are concentrations of pre-1950 housing.

Since June of 1992, the Portland metropolitan region has seen over 2300 reported cases of elevated blood lead levels, with 1873 (87%) of those occurring in Multnomah County. On average, the Portland metropolitan area sees an average of 140 cases of elevated blood levels per year. The Portland Lead Hazard Control Program believes that this number does not truly indicate the number of EBL cases that exist in the region since the low levels of blood

lead testing by private physicians and Medicaid programs do not provide sufficient mechanisms for identifying or screening young children that are potentially at risk of blood lead poisoning.

LEAD PROGRAM DESCRIPTION

The Portland Lead Hazard Control Program (PLHCP) is intended to address lead hazards in homes to reduce lead poisoning in young children. The program contracts with the Portland Development Commission to provide free lead hazard reduction assistance to low-income families with children under the age of six. The program also funds free blood lead testing, conducts extensive education and outreach to the community around lead hazards, and provides support and incentives to contractors working with lead hazards.



*In the Portland region,
approximately
19,246
low-income children under
age 6 are at high risk
of lead poisoning.*

Housing

Draft 4-19-05

PROGRAM TOOLS

- Lead outreach: marketing, public awareness campaigns, community events
- Lead education: the LeadLine, Community Energy Project Growing Gardens, Multnomah County Health District (MCHD), Community Alliance of Tenants, Physicians for Social Responsibility (PSR)
- Blood lead testing: MCHD, PSR
- Identification and remediation of lead hazards in the home: PDC
- Integration of lead safe work practices and lead reduction into existing federally-funded rehab programs in the four county Portland metropolitan area
- Increase the willingness and ability of construction contractors to work with lead safe work practices

This program uses HUD Lead Hazard Control grant funds and CDBG resources to conduct the following activities:

PROJECT SELECTION

Projects self select and self refer to the program based on federal requirements for lead hazard reduction and parental concern for their children.

PROGRAM ELIGIBILITY

Households under 80% MFI with children under the age of six are eligible for assistance.

POTENTIAL BARRIERS

Community awareness and concern regarding lead hazards continues to limit general demand for services. To ensure that program goals are met, partnerships have been formed with organizations that have a need to provide lead-safe housing, including Housing Authority Section 8 programs and nonprofit housing providers.

PARTNER AGENCIES AND ORGANIZATIONS

The Portland Development Commission receives BHCD funds to manage

**In North and
Northeast Portland,
60%
of the total housing
stock was built
before 1950.**



Housing

Draft 4-19-05

and coordinate the day-to-day functions of lead hazard reduction

HUD provides a lead grant for lead education and outreach activities.

The Portland Water Bureau contributes matching funds annually to the HUD lead grant for lead education and outreach activities. Funds are contracted to community organizations (i.e. Community Alliance of Tenants, Growing Gardens, Physicans for Social Responsibility) that conduct outreach about the availability of free lead hazard reduction through the PLHCP.

The Multnomah County Health Department receives BHCD funds to evaluate the PLHCP. All community referrals are made through the LeadLine, which is housed at MCHD. MCHD also provides free blood lead testing through the County clinics and its mobile immunization clinic.



Since 1992, the Portland metropolitan region has seen over 2,300 reported cases of elevated blood lead levels, with 87% of those occurring in Multnomah County.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

This program supports the requirements of Title X regulations that require all federally funded housing programs to address lead hazards in pre-1978 housing. Funding provided by this program supplements the costs of complying with the regulations to lessen their impact on CDBG and HOME funded rehab programs.

Additionally, this program supports the congressional mandate of HUD, CDC, and the EPA to end lead poisoning by the year 2010. It is a vital part of the State of Oregon's strategy for meeting the goals of this federal initiative.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

The PLHCP is provided throughout the four county Portland metro area, including Clark County, Washington. Education and outreach efforts are targeted to areas where there are concentrations of low-income families with young children living in older housing.

MONITORING

BHCD will monitor compliance with Federal regulations, other program requirements and comprehensive planning regulations.

Housing

D r a f t 4 - 1 9 - 0 5

OUTCOMES AND MEASURES

Information and program outcomes to follow.

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Draft 4-19-05

The goal of the asset management program is to ensure the long-term sustainability of new and existing non-profit owned housing.

ASSET MANAGEMENT NEEDS

Because Portland law requires subsidized properties to remain affordable for sixty years, there is a great incentive to ensure the sustainability of new and existing non-profit owned housing.

The City will be dedicating more of its housing production to permanent supportive housing and 0-30% MFI housing, in keeping with the policy objectives and strategies recommended in Home Again: the 10-Year Plan to End Homelessness, and the Special Needs Reports. The City is also deliberately seeking to increase the number of existing units that serve people with multiple barriers to housing, a population that is more expensive to house due to higher turn-over, and the need for enhanced property management. Simultaneously, the availability of long-term rent subsidies is declining. Achieving sustainability under these circumstances is extremely challenging and requires new tools.

In January 2004, the Enterprise Foundation released a report, Resource Mapping: Charting a Course to Successful Social Housing in Portland, Oregon, that identified the three components of a healthy housing system that is sustainable over the long-term: successful residents; stable properties and portfolios; and thriving organizations. The Asset Management program focuses on stabilizing properties and portfolios, and supporting non-profit organizations.

Individual properties and non-profit portfolios developed with public funding are facing financial challenges due to a number of factors:

- Market rents are low and the vacancy rate is high. This has created an environment where non-profit housing providers are charging rents that are higher than private market rents for comparable units.
- Rent-burdened tenants are not able to afford rents, leading to lower revenues, greater eviction rates and higher turnover costs. The cause of this problem is straight-forward: non-profit housing developments were typically underwritten with the assumption that resident households would have incomes between 30% and 60% MFI, and rents were set accordingly. However, a 2004 survey of non-profit members of the Community Development Network indicates that 68% of their tenants have household incomes of only 15% to 30 %

Housing

Draft 4-19-05

MFI, meaning that 68% of the residents cannot afford their rent.

- Past underwriting practices used other assumptions that have proven too optimistic, resulting in cash flow problems now.
- Past underwriting practices did not take into account the greater operating expenses for rehabilitated units, or large family units.
- Past underwriting practices did not reflect the need for enhanced property management, including base operating expenses, additional maintenance, 24-hour front desk coverage, increased security, more frequent lease up and turn over, resident service coordination. In order to meet the policy objectives of Home Again: a 10-year Plan to End Homelessness, and the Special Needs Reports, the City has asked non-profits to play a much larger role in housing individuals and families who have significant barriers to housing. This has sharply increased the need for enhanced property management.
- Projects were not underwritten to reflect the cost of rehabilitating older properties to assure that they could remain in service for the full 60-year affordability term. In many cases, project reserves will be inadequate for the long-term.
- Non-profit organizations are facing pressure due to a number of inter-related factors:
 - Revenues from sources other than rents are down. Decreased levels of production have meant fewer development fees, and non-profits are often asked to accept reduced developers' fees or waive the fees entirely on new projects.
 - National foundations have reduced levels of operating support, citing economic conditions.
 - Other systemic issues also require an asset management approach.
 - As the housing portfolio ages, there is an increased need for staffing and systems to manage these assets.

Draft 4-19-05

- Some affordable housing assets are in jeopardy. A number of project-based Section 8 agreements between HUD and private owners of multi-family properties are nearing expiration. In addition, Portland's first Low Income Tax Credit projects are reaching the end of their fifteen year "compliance period." There are currently not enough resources to preserve the affordability of all units in these categories.

ASSET MANAGEMENT PROGRAM DESCRIPTION

To support the healthy housing system model identified in the Enterprise Foundation's Resource Mapping Report as the best practice for securing the long-term sustainability of new and existing non-profit owned housing, the Asset Management Program has identified four main focus areas:

1. LINKS TO SERVICES

For residents to be successful, they must be able to find housing they can afford that fits their needs. They must be able to access that housing through meeting screening criteria. Services must be available to enable them to succeed in housing. This component of the healthy housing model is primarily addressed by the Housing Services. However, structuring project finances to support resident services is an Asset Management Program function.

2. LONG-TERM FINANCIAL STABILITY

For each property and portfolio of properties to be stable, the financing must cover the true costs of operating that property, including costs of maintenance, resident services, and development of a reserve sufficient to meet the long-term needs of the property. The Asset Management Program addresses these needs.

3. TECHNICAL ASSISTANCE AND CAPACITY BUILDING

In addition to adequate financial resources, appropriate systems must be in place to assure the stability of non-profit housing developers. This program focus provides assistance in the development of systems to support individual organizations, as well as the non-profit housing industry. BHCD brings partners together or collaborates with partners to provide these services.

Housing

Draft 4 - 19 - 05

4. COMPLIANCE

There is a special focus on compliance within asset management. BHCD and PDC staff work in partnership to ensure all compliance factors are reviewed and managed appropriately.

The Asset Management Program at PDC is a combined effort of Loan Servicing and Asset Management operations at PDC. The Program is contractually-obligated to ensure that publicly-financed housing projects perform as projected, benefit intended populations, remain assets in the community, and achieve long-term sustainability. The Loan Servicing team monitors the financial aspect of the projects, monitors annual financials and tracks loan repayment. Loan Servicing also monitors replacement reserves transactions. Asset Management monitors all regulatory and affordability agreements, ensuring that all conditions have been met. This also includes monitoring the actual project rent levels, tenant household incomes, management practices, physical property and tenant file inspections. Projects are evaluated for annual financial performance as compared to original underwriting standards. Borrowers receive annual evaluation reports. The compliance period for a typical project can be up to 60 years.

Required areas of reporting are:

- Tenant Income and Project Rent Compliance
- Project Financial Performance
- NOI (Net Operating Income)
- DCR (Debt Coverage Ratio)
- Reserve Funding
- Affirmative Marketing/Tenant Screening

The Asset Management and Loan Servicing Programs are continually seeking input from borrowers, stakeholders and BHCD to improve the performance of the program.

Draft 4 - 19 - 05

PROGRAM TOOLS

LINKS TO SERVICES

- Innovative underwriting criteria allows non-profit housing developers to include an “above the line” line item for resident services in their operating budgets.
- The Housing and Services Partnership Committee, made up of housing providers and service providers, oversees the Fresh Start program and develops improved working relationships for the benefit of tenants who experience multiple barriers to housing.
- A collaboration with the Neighborhood Partnership Fund supports the enhancement of resident services, and ensures that resident services work in tandem with property management and supportive services provided by partner agencies.

LONG-TERM FINANCIAL STABILITY

- Financial restructuring continues to be an important tool to bring financial health to a troubled project. Restructuring of loans primarily occurs in conjunction with the rehabilitation of properties.
- The revised PDC Program Guidelines contain new underwriting standards that allow expenses for asset management and resident services coordination.
- The Asset Management team at PDC centralizes staffing resources and encourages greater coordination.
- The Housing Development Center provides technical assistance to non-profit developers so that they can right-size their projects and their financing.
- The Risk Mitigation Pool, now under development, will safeguard owners against the financial risks of renting to tenants with multiple barriers. Over five years, the pool will cover 1,200 new 0-30% units (based on total production of 2,050 new 0-30% units) and distribute \$1,900,000 (approximately \$10,000 per unit per turn over1).

Housing

Draft 4-19-05

- Operating Subsidy Fund, now under development, will support units or projects that have little or no predictable, long-term cash flow from rents or rent subsidies. Over five years, this pool will support 1,100 0-30% units (based on total production of 2,050 new 0-30% units) and distribute \$12,250,000 (approximately \$4,000 per unit per year). **TECHNICAL ASSISTANCE AND CAPACITY BUILDING**

- Organizational assessments for CHDOs and CBDOs
- Development of a sustainability plan for CHDO and CBDO portfolios of properties.
- Asset management training provided by the Neighborhood Partnership Fund
- Technical assistance

COMPLIANCE

- PDC Asset Management Program
- Financial review of projects that have received public funding
- Tenant Survey
- Operating Statement
- Affirmative Marketing re-certification forms.

PROJECT SELECTION

Projects may seek restructuring by applying through a competitive Request for Proposals process for rehabilitation financing.

Projects may be selected for financial restructuring by PDC's Asset Management Team. The team conducts periodic financial review of all affordable housing properties that have received public funding. Properties that do not meet industry standard for sustainability because of insufficient cash flow or insufficient reserve funds are candidates for restructuring.

Projects that serve households that face multiple barriers (e.g. chronically homeless adults, families with special needs), or a subset of units within a project that serve this population, may apply to participate in the Risk Mitigation Pool through a competitive Request for Proposals process. The RFP materials will list the criteria. The selection committee will have public participation. The committee's recommendations will be forwarded to the BHCD Director and the Commissioner-in-Charge for final decision.

Draft 4-19-05

Projects that serve households that face multiple barriers (e.g. chronically homeless adults, families with special needs), or a subset of units within a project that serve this population, may apply to participate in the Operative Subsidy Fund through a competitive Request for Proposals process. The RFP materials will list the criteria. The selection committee will have public participation. The committee's recommendations will be forwarded to the BHCD Director and the Commissioner-in-Charge for final decision.

**The primary
focus of the asset
management
program will be on
properties that serve
households with
incomes at or
below 50% MFI.**



Non-profit agencies may request technical assistance at any time. On occasion, an agency will be asked to accept technical assistance to respond to a need identified in the course of an organizational assessment.

PROGRAM ELIGIBILITY

Asset management programs are available to non-profit agencies that own and/or manage publicly funded housing affordable to households with incomes below 80% MFI. The programs are particularly intended for agencies with housing stock subject to sixty-year affordability requirements. The primary focus of the asset management program will be on properties that serve, or can be reprogrammed to serve, households with incomes at or below 50% MFI.

POTENTIAL BARRIERS

The main limiting factor to the success of the Asset Management Program is funding availability. Proposed federal budget cuts and changes to allocation formulae will reduce the funding the City has available to undertake asset management.

The City currently does not have sufficient funds to preserve all expiring use and tax credit properties as affordable housing by moving them into non-profit ownership or otherwise ensuring continuing affordability.

The City currently does not have sufficient funds to complete financial restructures on all properties that have cash flow issues as a consequence of overly optimistic underwriting assumptions.

Although the Asset Management Program can assist non-profit agencies to develop sustainability plans for the projects in their portfolios, a sustainability plan must be implemented consistently over time in order to be successful. Poor management practices by non-profits could jeopardize the sustainability of the project. In addition, high tenant turn-

Housing

Draft 4-19-05

over rates, unanticipated damage to units, high insurance premiums, and other market conditions may affect the long-term financial viability of a project.

The successful asset management of properties housing extremely low-income households that face multiple barriers requires not only new tools, like the Risk Mitigation Pool and the Operating Support Fund, but a culture shift in the property management and non-profit housing development industries.

Federal regulations pose a barrier to some Asset Management Tools that are especially valuable for a housing agenda focused on 0-30% units. Neither the Risk Mitigation Pool nor the Operating Subsidy Fund can be paid for with CDBG or HOME funds. Additionally, when CDBG or HOME is used to underwrite a property, no operating reserves are permitted. The City will have to identify other sources of funding for the Operating Support Fund and Risk Mitigation Pool.

PARTNER AGENCIES AND ORGANIZATIONS

- The Portland Development Commission Asset Management Program carries out compliance activities, and loan restructures.
- The Housing Development Center provides technical assistance on development, restructuring, compliance and asset management.
- The Enterprise Foundation provides leadership, technical assistance and training.
- The Neighborhood Partnership Fund coordinates training and provides training.
- The State of Oregon provides technical assistance and training.
- The Community Development Law Center assists with the development of model property management agreements.
- The Community Development Network Property and Asset Management Working Group is a forum for CDN Members to discuss asset management issues. The group is composed of executive directors, asset managers, property managers, and others whose work involves fiscal management of affordable housing.

Draft 4-19-05

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

The importance of preserving affordable housing stock has been acknowledged on a national level, as the increasing cost of new construction makes preservation an imperative. While many efforts focus on the physical rehabilitation and preservation of properties, maintaining their financial health is equally important.

The Asset Management Program is in step with national and local initiatives directed at ending chronic homelessness through permanent supportive housing, and ending other homelessness by increasing the supply of housing affordable to the lowest-income households. Asset management tools will help the publicly funded affordable housing system to serve households that face multiple barriers to housing without destabilizing either individual housing projects or the agencies that operate them..

The Asset Management Program implements the recommendations in The Enterprise Foundation's January 2004 report, Resource Mapping: Charting a Course to Successful Social Housing in Portland, Oregon. By investing in the financial stability of non-profit owned housing we ensure that residents will have housing stability, that projects will be sustainable and that non-profit housing organizations will thrive.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

City-wide

MONITORING

BHCD will monitor its grantees as described in the compliance focus area above.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

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Housing

Draft 4-19-05

The goal of the program is to provide affordable housing to PLWH/A, including housing linked to services for those who require it. Recent studies confirm that persons living with HIV/AIDS must have stable housing to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies.

HOPWA NEEDS

Oregon's Title I and Title II Ryan White CARE Act 2003 Unmet Need Report documents that, as of December 31, 2003, there were 2,083 People Living with AIDS (PLWA) and 1,038 People Living with HIV (PLWH) in the seven county Portland Eligible Metropolitan Statistical Area (EMSA).

People Living with HIV/AIDS (PLWHA) and their households tend to have very low incomes. PLWH/A may not be healthy enough to work full-time or to work steadily. Having HIV does not automatically qualify a person for social security disability benefits, so PLWH frequently have no income. A person with AIDS does qualify for social security disability benefits, however the approval process takes approximately 3 years to be approved. Well over half the PLWH/A in the Portland EMSA live below the federal poverty level (<17% MFI).

Low-income PLWH/A face difficulties accessing affordable housing. There is a general lack of medically-appropriate housing units and a severe lack of supportive housing units dedicated to people with HIV/AIDS. Persons Living with HIV/AIDS may risk losing their housing because their income goes to pay medical costs. An estimated one-third to one-half of PLWA are either homeless or in danger of losing their homes.

Stable housing promotes improved health status, sobriety or decreased use of nonprescription drugs, and a return for some PLWA to productive work and social activities. Stable housing is the cornerstone of HIV/AIDS treatment.

HOPWA PROGRAM DESCRIPTION

The program develops affordable housing for PLWH/A and their families. It offers some facility-based transitional housing. The program also provides both short-term tenant-based and long-term project-based rental assistance. Finally, the program provides HOPWA support

HOPWA

**Over half the people
living with HIV/AIDS
in Portland live
below the federal
poverty level
<17%.**



Draft 4-19-05

services to assist PLWH/A to find appropriate housing and maintain in housing.

PROGRAM TOOLS

- Facility-based transitional housing
- Project based rent assistance
- Tenant based rent assistance to assist a PLWH/A for a limited time
- Housing placement assistance
- Housing case-management
- Grants for new housing development
- Grants for rehab of existing housing that will be reprogrammed to serve PLWH/A

PROJECT SELECTION

Development projects are selected through bi-annual competitive Requests for Proposals for development projects. The AIDS Housing Advisory Committee advises BHCD on program and funding priorities. Selection criteria are described in the RFP. Organizations submit project descriptions. A selection committee comprised of developers, PLWH/A, service providers, and public employees makes a recommendation to the BHCD Director and the Commissioner-in-Charge, who have the final decision.

Service providers are not selected through an RFP process. The City has contracts with several organizations to provide HOPWA services. If the organizations meet performance measures, the City will enter into negotiations with them for contract renewals. Failure to meet performance standards can result in contract reduction, cancellation, or non-renewal.

PROGRAM ELIGIBILITY

Individuals with HIV or AIDS and their families who reside in the 7-county HOPWA EMSA and have incomes up to 80% MFI are eligible to participate in HOPWA programs.

POTENTIAL BARRIERS

Housing

Draft 4-19-05

The HOPWA program would lose an important resource if the Ryan White Title I Planning Council is barred from funding case management under the new HRSA guidelines. Draft HRSA guidelines would limit Ryan White funds to core services, and housing is not deemed a core service.

The rising cost of developing affordable housing may result in the development of fewer units.

Cuts to federal funding for HOPWA and other housing development entitlements (CDBG, HOME) will directly affect the number of units that can be built. Cuts to federal, state, and local service funding streams like Medicaid will limit the amount of permanent supportive housing units that can be developed, since PSH requires services for residents.

The HOPWA tenant-based rent assistance program, a time-limited program that allows a PLWH/A to rent an apartment of his/her own choosing, has been predicated on the assumption that the tenant would qualify for a Section 8 voucher before the rent assistance was exhausted. The PLWH/A could transition in place from the HOPWA program to Section 8. Changes to the Section 8 program make it much less likely that this resource will be available in the future, and may compromise the tenant-based rent assistance program.

PARTNER AGENCIES AND ORGANIZATIONS

Cascade AIDS Project (CAP) provides case management to all of the permanent supportive housing units built with HOPWA investment in Oregon. CAP also operates a transitional housing program that uses a “transition in place” model so that frail tenants do not have to relocate. CAP manages and disburses a rent assistance fund to meet the HOPWA rent standard on all HOPWA units. CAP also has a Warehouse program to aid people that require furniture and/or moving assistance.

Clark County Health Department has a program similar to CAP's that operates in Clark County Washington. Clark County Health Department (CCHD) provides housing case management on the three permanent supportive housing units built with HOPWA investment and is prepared to provide housing case management to future developments. CCHD operates a transition in place housing program. In the coming fiscal year CCHD will begin to disburse project-based rent assistance as a means of adding permanent units in Clark County.

Outside In provides long term transitional housing and case management to HIV+ youth. They have an onsite housing facility.

TBRA
Our House of
Portland is
providing 6
units in 05-06,
12 units in 06-
07, and 20 units
in 07-08 with
competitive
HOPWA funds.

Housing

Draft 4 - 19 - 05

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

This program complements other local efforts to meet the needs described above by partnering with Ryan White Title I Planning Council efforts to provide a continuum of care and services.

Geographic Service Areas (including areas of low-income families and/or racial/minority concentration)

The geographic areas included in the Portland Eligible Metropolitan Statistical Area are Clackamas, Washington, Multnomah, Yamhill, and Columbia Counties in Oregon and Clark and Skamania Counties in Washington.

MONITORING

The monitoring procedure outlined in Section One is followed for all HOPWA Grants.

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Housing

Draft 4-19-05

The goals of the HOME program are to provide decent affordable housing, expand the capacity of nonprofit housing providers, and leverage private-sector contributions to housing development

HOME

HOME NEEDS

As described in the housing market analysis, Section Two, there is a lack of affordable rental housing and affordable homeownership opportunities for low-income households.

PROGRAM DESCRIPTION

The Portland HOME Consortium funds programs that promote the development and increase the affordability of rental housing, as well as programs that put homeownership within reach of low-income households. See p. ___ for a description of the Affordable Housing Development Program and p. ___ for a description of the Homeownership Program.

PROGRAM TOOLS

- Grants and loans for rental housing development
- Short-term Rent Assistance
- First Time Homebuyer Initiatives
- CHODO Operating Support

PROJECT SELECTION

Each jurisdiction in the HOME Consortium selects projects through competitive annual Request for Proposal processes. The specific process is described under the specific activity, e.g. Affordable Housing Development.

PROGRAM ELIGIBILITY

Households with incomes under 80% of MFI that reside in Multnomah County are eligible beneficiaries of HOME-funded projects. Any program-specific eligibility requirement is described under the activity, e.g. Homeownership.

Draft 4-19-05

POTENTIAL BARRIERS

Cuts to the HOME program budget will reduce the number of units that can be developed and the number of households that will receive assistance.

Cuts to other housing entitlement grants and Project Based Section 8 reduce the opportunities to leverage HOME funds with other funding sources, and to produce units affordable to extremely low-income households.

The number of units that can be developed will be less as the HOME program budget is cut at the Federal level.



Cuts to service funding streams reduce the opportunities to leverage HOME funds with service dollars to create units of permanent supportive housing.

The complexity of HOME regulations and the obligation to document compliance with those regulations discourages some potential developers from applying for HOME funds.

Rising construction costs reduce the number of units that can be built with HOME resources.

Other factors outside of the City's control may affect the success of specific HOME-funded programs. Potential barriers are listed under the program, e.g. Homeownership.

PARTNER AGENCIES AND ORGANIZATIONS

The Portland Development Commission manages the Affordable Housing Development RFP, the chief way Portland selects HOME funding recipients. PDC also manages assets developed with HOME funding for the long term, and ensures continuing compliance with HOME regulations.

City of Gresham Community and Economic Development Department receives a share of Consortium dollars to administer in Gresham. Gresham's HOME funded projects are listed beginning on p. ____.

The Multnomah County Office of School and Community Partnerships receives a share of Consortium dollars typically administered in unincorporated Multnomah County. Multnomah County's HOME funded projects are listed beginning on p. ____.

Recipients of HOME dollars for FY 2005 are listed in the Action Plan.

Housing

D r a f t 4 - 1 9 - 0 5

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The HOME program is the foundation of local, regional, and federal programs for the development of affordable housing and permanent supportive housing. HOME funds leverage CDBG, LIHTC, local general fund, private foundation funds, service funds, and funds from other sources.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

HOME funding is administered county-wide through Consortium partners.

MONITORING

In addition to the monitoring described in Section __, BHCD staff will conduct regular desk and on-site monitoring of organizations for compliance with specific HOME requirements such as layering analysis, accessibility, affirmative marketing, lead-based paint, environmental review, and household income eligibility.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

(Footnotes)

For more information about BHCD Economic Development, please visit our website: www.portlandonline.com/bhcd

AFFORDABLE RENTAL HOUSING OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Affordable Rental Housing Development	Affordability for the purpose of creating decent affordable housing.	Produce 80 decent affordable rental units.	Produce 280 decent affordable rental units.	Number of units
PDC Program Delivery (Rental)	Affordability for the purpose of creating decent affordable housing.	Produce 80 decent affordable rental units.	Produce 280 decent affordable rental units.	Number of units
Enterprise Loan Fund Program Delivery	Affordability for the purpose of creating decent affordable housing.	Produce 150 decent affordable rental units.	Produce 750 decent affordable rental units.	Number of units
Gresham – HOME Program	Affordability for the purpose of creating decent affordable housing.	Produce 15 decent affordable housing units.	Produce 75 decent affordable housing units.	Number of units
Multnomah County – HOME Program	Affordability for the purpose of creating decent affordable housing.	Produce 3 decent affordable housing units.	Produce 15 decent affordable housing units.	Number of units

AFFORDABLE RENTAL HOUSING DEVELOPMENT PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Affordable Rental Housing Development	Housing Units	\$3,143,321	\$3,313,765			\$1,550,000	\$6,456,086
PDC Program Delivery (Rental)	Housing Units	\$758,370					\$758,370
Enterprise Loan Fund Program Delivery	Housing Units	\$70,000					\$70,000
Gresham – HOME Program	Housing Units		\$496,992				\$496,992
Gresham – HOME Administration	Not Applicable		\$37,617				\$37,617
Multnomah County HOME Program	Housing Units		\$139,596				\$139,596
Multnomah County HOME Administration	Not Applicable		\$8,070				\$8,070

ANCILLARY PUBLIC FACILITIES AND AFFORDABLE HOUSING STREET IMPROVEMENT PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Affordable Housing Street Improvements	Housing Units	\$1,020,000					\$1,020,000
PDC LID Subsidy	Households	\$20,000					\$20,000
Non Profit Facilities	Public Facilities	\$250,000					\$250,000

ANCILLARY PUBLIC FACILITIES AND AFFORDABLE HOUSING STREET IMPROVEMENT OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Affordable Housing Street Improvements	Affordability for the purpose of creating decent affordable housing.	Provide street improvements for 50 units of affordable housing.	Provide street improvements for 250 units of affordable housing.	Number of units
PDC LID Subsidy	Affordability for the purpose of creating decent affordable housing.	Provide LID subsidy to 5 households.	Provide LID subsidy to 25 households.	Number of Households
Non Profit Facilities	Accessibility for the purpose of creating a suitable living environment.	Provide financial assistance for the development of 1 public facility.	Provide financial assistance for the development of 3 public facilities.	Public Facility

ASSET MANAGEMENT PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
PDC Loan Servicing/ Asset Management	Not Applicable	\$831,935					\$831,935
PDC Housing Administration	Not Applicable	\$8,700					\$8,700
Administration of Risk Mitigation Pool	Not Applicable	\$0					\$0

ASSET MANAGEMENT OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
PDC Loan Servicing/ Asset Management	Affordability for the purpose of creating decent affordable housing.	Not Applicable		
PDC Housing Administration	Affordability for the purpose of creating decent affordable housing.	Not Applicable		
Administration of Risk Mitigation Pool	Accessibility for the purpose of providing decent affordable housing.	38	190	Number of units

HOME BUYER PROGRAM PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
American Dream Downpayment Initiative	Households		\$158,569				\$158,569
Homebuyer Program	Households	\$250,000					\$250,000
Homebuyer Fair	Not Applicable	\$24,000					\$24,000
Homebuyer Counseling – Portland Housing Center	People	\$105,000					\$105,000
AAAH Coaching – Black United Fund	Households		\$12,000				\$12,000
Portland Community Land Trust	Housing Units		\$80,000				\$80,000

HOME BUYER PROGRAM OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
American Dream Downpayment Initiative	Affordability for the purpose of creating decent affordable housing.	Provide financial assistance to 20 households.	Provide financial assistance to 100 households.	Number of households
Homebuyer Program	Affordability for the purpose of creating decent affordable housing.	Produce financial assistance to 10 households.	Produce financial assistance to 50 households.	Number of households
Homebuyer Fair	Affordability for the purpose of providing decent affordable housing.	Not Applicable	Not Applicable	
Homebuyer Counseling – Portland Housing Center	Accessibility for the purpose of providing decent affordable housing.	Homebuyer classes and individual counseling to assist 700 low-moderate income individuals to become homeowners.	Homebuyer classes and individual counseling to assist 3,500 low-moderate income individuals to become homeowners.	Number of persons
AAAH Coaching – Black United Fund	Accessibility for the purpose of providing decent affordable housing.	20 African American households will receive coaching and assistance in becoming homeowners.	100 African American households will receive coaching and assistance in becoming homeowners.	Number of households
Portland Community Land Trust	Affordability for the purpose of creating decent affordable housing.	Produce 5 affordable housing units.	Produce 25 decent affordable housing units.	Number of units

HOPWA PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Rent Assistance Contingency	Housing Units			\$5,000			\$5,000
HOPWA Housing Development	Housing Units			\$364,181			\$364,181
Cascade AIDS Project – Transitional Housing	Housing Units			\$202,946			\$202,946
Cascade AIDS Project – Warehouse	People			\$14,268			\$14,268
Clark County Transitional Housing	Housing Units			\$95,012			\$95,012
Cascade AIDS Project – Resident Services	People			\$133,381			\$133,381
Cascade AIDS Project – Resident Services, Rental Assistance Fund	Housing Units			\$82,997			\$82,997
Outside In Youth Transitional Housing	Housing Units			\$18,931			\$18,931
Resource Identification	People			\$3,814			\$3,814

HOPWA OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Rent Assistance Contingency	Affordability for the purpose of creating affordable housing.	Provide 2 households with rent assistance if cost overrun occurs.	Provide 10 households with rent assistance if cost overrun occurs.	Number of Households
HOPWA Housing Development	Affordability for the purpose of creating affordable housing.	Development of 2 affordable housing units.	Development of 10 affordable housing units.	Number of units
Cascade AIDS Project – Transitional Housing	Accessibility for the purpose of providing affordable housing.	Provide transitional housing to 30 households.	Provide transitional housing to 150 households.	Number of households.
Cascade AIDS Project – Warehouse	Accessibility for the purpose of creating a suitable living environment	Provide furniture and household items to 50 people.	Provide furniture and household items to 250 people.	Number of persons
Clark County Transitional Housing	Accessibility for the purpose of providing affordable housing.	Provide transitional housing to 9 households.	Provide transitional housing to 45 households.	Number of households
Cascade AIDS Project – Resident Services	Accessibility for the purpose of providing affordable housing.	Provide supportive services and administration of transitional housing program to 50 households.	Provide supportive services and administration of transitional housing program to 250 households.	Number of households
Cascade AIDS Project – Resident Services, Rental Assistance Fund	Affordability for the purpose of creating affordable housing.	Provide funding for project based rent assistance to 45 households.	Provide funding for project based rent assistance to 225 households.	Number of households
Outside In Youth Transitional Housing	Accessibility for the purpose of providing affordable housing.	Provide housing to 3 households.	Provide transitional housing to 15 households.	Number of households.
Resource Identification	Accessibility for the purpose of providing decent affordable housing.	Not Applicable		

HOUSING CAPACITY BUILDING OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Housing Development Center	Affordability for the purpose of creating decent affordable housing.	Produce 130 units of affordable housing.	Produce 650 units of affordable housing.	Housing Units
Housing Preservation – Community Alliance of Tenants	Affordability for the purpose of creating decent affordable housing.	Not Applicable		
Community Development Network	Affordability for the purpose of creating decent affordable housing.	Not Applicable		
CDC Capacity Building	Affordability for the purpose of creating decent affordable housing	Produce 145 units of affordable housing.	Produce 725 units of affordable housing.	Housing Units
Gresham Operating Support (CHODO)	Affordability for the purpose of creating decent affordable housing	Not Applicable		
Multnomah County Operating Support (CHODO)	Affordability for the purpose of creating decent affordable housing.	Not Applicable		

HOUSING CAPACITY BUILDING PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Housing Development Center	Housing Units	\$130,000					\$130,000
Housing Preservation – Community Alliance of Tenants	Not Applicable	\$17,000					\$17,000
Community Development Network	Not Applicable	\$22,000					\$22,000
CDC Capacity Building	Housing Units	\$500,000	\$190,029				\$690,029
Gresham Operating Support (CHODO)	Not Applicable		\$31,296				\$31,296
Multnomah County Operating Support (CHODO)	Not Applicable		\$8,790				\$8,790

HOUSING SERVICES ACCESS & STABILIZATION OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
HAP Consolidated Rental Housing Services	Affordability for the purpose of creating decent affordable housing.	Produce 130 units of affordable housing.	Produce 650 units of affordable housing.	Housing Units
Ecumenical Ministries of OR – Shared Housing	Affordability for the purpose of creating decent affordable housing.	Home share matching services will be provided to 350 elderly and low-income tenants.	Home share matching services will be provided to 1750 elderly and low-income tenants.	Number of persons
Legal Aid Services of Oregon – Fair Housing	Accessibility for the purpose of creating decent affordable housing.	Not Applicable		
Oregon Fair Housing Council	Accessibility for the purpose of creating decent affordable housing.	Not Applicable		
Portland Housing Center – Ready to Rent	Accessibility for the purpose of creating decent affordable housing.	Not Applicable		
Community Alliance of Tenants – Hot Line	Accessibility for the purpose of creating a suitable living environment.	Educate, inform, and refer 3,000 low-income renters.	Educate, inform, and refer 15,000 low-income renters.	Number of persons
HAP Relocation / Code Enforcement Fund	Accessibility for the purpose of providing decent affordable housing	Provide relocation assistance to 2 displaced persons.	Provide relocation assistance to 10 displaced persons.	Number of persons
Oregon 211	Affordability for the purpose of creating decent affordable housing.	Not Applicable		

HOUSING SERVICES ACCESS & STABILIZATION PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/ HIF	Total
HAP Consolidated Rental Housing Services	Not Applicable	\$50,000					\$50,000
Ecumenical Ministries of OR – Shared Housing	People	\$40,400					\$40,400
Legal Aid Services of Oregon – Fair Housing	Not Applicable	\$43,870					\$43,870
Oregon Fair Housing Council	Housing Units	\$17,580				\$12,059	\$20,184
Portland Housing Center – Ready to Rent	Not Applicable	\$9,600					\$31,296
Community Alliance of Tenants - Hot Line		\$40,000					\$40,000
HAP Relocation / Code Enforcement Fund		\$44,000					\$44,000
Oregon 211	Not Applicable	\$75,000					\$75,000

HOUSING SERVICES REHABILITATION PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Homeowner Rehab RFP	Housing Units	\$992,996					\$992,996
Sewer Hookup Loans	People	\$250,000					\$250,000

HOUSING SERVICES REHABILITATION OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Homeowner Rehab RFP	Accessibility for the purpose of creating decent affordable housing.	Rehabilitate 500 units of affordable housing.	Rehabilitate 2,500 units of affordable housing.	Number of Units
Sewer Hookup Loans	Affordability for the purpose of creating decent affordable housing.	Provide 60 deferred interest loans to low-income residents.	Provide 60 deferred interest loans to low-income residents.	Number of persons

SPECIAL NEEDS HOUSING PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Special Needs Housing Siting/ ONI	Not Applicable	\$25,984					\$25,984

SPECIAL NEEDS HOUSING OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Special Needs Housing Siting/ ONI	Accessibility for the purpose of providing decent affordable housing.	Not Applicable		

End Homelessness

Draft 4-19-05

The goal of the program is to provide quick and effective coordinated outreach and engagement services that link people who are homeless or in crisis with services and permanent housing.

Outreach and Assessment/Engagement Services

OUTREACH AND ASSESSMENT/ENGAGEMENT SERVICE NEEDS

A Street Count conducted in Multnomah County on January 26, 2005 found that 2,355 people were sleeping outside, in a vehicle, or in an abandoned building. 32% (749 people) were female (adults and children) Nearly 15% (351 people) identified themselves as part of a homeless family. Eleven individuals were unaccompanied youth under the age of 17. Nearly 55% of all those counted on the street were chronically homeless, as defined by the federal government: unaccompanied adults who are disabled and have been homeless for over 12 months, or are currently homeless and have been homeless four or more times in the past 3 years.

The number of people sleeping outside or in a vehicle in 2005 was 2,355.



Based on this 2005 Street Count data and previous One Night Shelter Counts, in Multnomah County an estimated 16,000-18,000 people of all ages experience homelessness annually, with 4,000 persons experiencing homelessness on any given night.

Home Again: a 10-year plan to end homelessness, calls for increased outreach and engagement efforts to support immediate access into permanent housing. The Plan emphasizes access for those who are chronically homeless or have been reluctant or unable to successfully engage in services.

PROGRAM DESCRIPTION

This program funds outreach and engagement programs in Multnomah County. Trained staff go to where people experiencing homelessness live (e.g. streets, cars, abandoned buildings), and seek to build relationships with them. Outreach workers respond to the emergency needs of people experiencing homelessness with offers of immediate housing and a range of culturally-appropriate services, and support their successful engagement and connection with essential services. Programs are designed to assure quality support for those who are inebriated or experiencing a mental health crisis.

Program staff also problem-solve issues with the Police Department,

End Homelessness

Draft 4-19-05

the Parks Department, and other public agencies that interact with individuals and families on the street.

The program also establishes outcome goals for outreach efforts and tracks actual outcomes through the Homeless Management Information System. The program reviews and evaluates its performance regularly with the goal of continuous service improvement.

PROGRAM TOOLS

- Street Outreach
- Medical Assessment
- Relationship Building
- Mental Health Assessment
- Permanent Housing Placement
- HIV and HEP C Testing
- Rent Assistance
- Needle Exchange
- Linkage to Shelters
- Linkage to Detox
- Linkage to Transitional Housing
- Mental Health Services
- Crisis Response
- Basic Needs: food, clothes, blankets
- Transportation Assistance
- Follow-up/Retention Support
- Suicide Prevention
- Transportation to Medical Care
- Safety & Wellness Checks
- Community Response

PROJECT SELECTION

The City of Portland renews funding for agencies carrying out outreach and engagement projects, provided that the contractual obligations have been met and that the 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.

If significant additional funds became available for on-going programs, contractors would be selected through a competitive Request for Proposals process. Selection criteria would be included in the RFP

End Homelessness

Draft 4-19-05

materials. Members of the public would be included on the selection committee. Recommendations would be made to the BHCD Director and Commissioner-in-Charge, who would make the final decision.

PROGRAM ELIGIBILITY

Agencies that serve adults, youth, and families who are homeless or on crisis in public areas within Multnomah County are eligible for funding for outreach and engagement services.

POTENTIAL BARRIERS

Lack of an access center: Home Again: a 10-year plan to end homelessness, identified a need for an access center where outreach workers could develop successful connections with and provide services to chronically homeless and street-enculturated individuals and households.

Lack of treatment services: chronically homeless and street-enculturated individuals are distrustful of social services. Compounding this distrust is that many lack the ability to connect with systems of care due to untreated mental health and chemical dependency issues. Cuts to the Oregon Health Plan and other service funding streams have put treatment services outside the reach of some homeless people who do not qualify for any health insurance coverage. Outreach workers would be more effective if they could make referrals for immediate treatment.

Insufficient number of outreach workers, and housing placement and retention services staff: there are many more homeless people than can be reached by the current corps of outreach workers. Outreach workers could be more effective if there were housing placement staff to locate appropriate units for people leaving homelessness. Housing retention staff could prevent repeated episodes of homelessness.

Inadequate funding for short-term rent assistance and long-term rent subsidy programs: providers consistently report that they run out of short-term rent assistance in the first few days of the month. While some homeless people require only short term rent assistance to bridge a temporary crisis, such as illness or job loss, many chronically homeless people will require long-term rent assistance in order to be able to afford housing. The declining availability of project-based Section 8 and Housing Choice vouchers creates a serious challenge to our community's ability to provide permanent supportive housing for people with a history of chronic homelessness.

Delayed determinations of eligibility for SSI/SSD: in order to meet the long-term needs of individuals who have experienced chronic

End Homelessness

D r a f t 4 - 1 9 - 0 5

homelessness as a result of mental illness or other disability, the timeline for determining eligibility for SSI/SSD, Medicaid, and other benefits must be dramatically decreased. Currently, agencies report delays of two or more years before eligibility is established. These delays deprive needy individuals of access into permanent supportive housing and access to health care.

PARTNER AGENCIES AND ORGANIZATIONS

CHIERS: outreach program provides outreach, medical assessment/treatment and transportation services for individuals under the influence of intoxicants. The CHIERS van responds to calls from the local chemical dependency detoxification center, business groups, law enforcement and emergency services, private citizens and other outreach program staff.

JOIN: non-profit agency that provides direct outreach to people who are sleeping outside, with the goal of re-engaging homeless individuals not currently accessing system resources. JOIN staff assist people in identifying and applying for appropriate government benefits, and accessing transitional housing, mental health services, employment programs, and chemical dependency treatment programs. Its primary focus is placement in permanent housing, including provision of rent assistance and follow-up supports for stable tenancy. JOIN has formal relationships with police precincts and responds to community concerns, including neighborhood associations and local businesses.

Project Respond: provides outreach services to mentally ill homeless people and agencies serving mentally ill homeless people. Performs crisis assessment in response to calls from police, emergency services, business, and citizens. Services offered include: assessment for hospitalization; diversion planning and follow-up; individual assessment and case planning and provision or linkage to housing, psychiatric evaluation and medications, case management, skills training, rehabilitation activities, and pre-employment services. Team includes cultural specialists, bilingual staff, and child and family specialists. Collaboration with CHIERS, JOIN, Homeless Youth Services, and other outreach and engagement programs within Multnomah County.

Outside In: administers the Needle Exchange Program for IV drug users with the objective of decreasing the number of new HIV and HEPC infections, removing used syringes from circulation, and supporting successful access of IV drug users into medical care, treatment and other services.

Cascade AIDS Project: runs an HIV/AIDS outreach program for high-

End Homelessness

Draft 4-19-05

risk populations (including those who are homeless).

Multnomah County Department of Human Services: provides mental health outreach services.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Communities across the United States are in the process of developing ten-year plans to end homelessness as part of a new federal mandate to end chronic homelessness. The Outreach and Engagement program is a key component of the local ten-year plan: *Home Again: a 10 Year Plan to End Homelessness in Portland and Multnomah County*.

In particular, local staff have researched Philadelphia's model for moving people off the street and into safe and stable housing, as part of its blueprint to end homelessness.

Some funding to support implementation of these ten-year plans is available from the federal Interagency Council on Homelessness. Several Portland-area agencies successfully applied for funding for programs that linked permanent supportive housing with workforce training and other services through the first ICH Notice of Funding Availability.

National foundations are also supporting this effort. For example, the Robert Wood Johnson Foundation has funded the Corporation for Supportive Housing's Taking Health Care Home Initiative to address chronic homelessness through systems change. Multnomah County and the City of Portland received a THCHI grant from the Corporation for Supportive Housing in 2003.

There are other outreach and engagement programs in our community focused on specific populations, e.g. a new program focusing on youth and young adults who are living on the street and not engaged in services.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Programs reach across Multnomah County, concentrating on specific locales that have large numbers of homeless residents. For example, CHIERS' service area is primarily downtown Portland and close-in neighborhoods. JOIN provides outreach to homeless encampments, areas near highways and overpasses, downtown Portland and other neighborhoods where large numbers of people who are homeless gather. They focus outreach workers in the five police precincts. Project Respond serves the larger community, but a significant percentage of

End Homelessness

Draft 4 - 19 - 05

the crisis calls originate in downtown Portland.

MONITORING

Monitoring practices are described in Section One.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

For more information about BHCD Economic Development, please
visit our website: www.portlandonline.com/bhcd

End Homelessness

Draft 4-19-05

The goal of this program is to offer people who are experiencing homelessness immediate safety off the streets, and to provide them with shelter, meals, and direct access to supportive services. As Home Again: the 10-year Plan to End Homelessness is implemented, the emphasis will shift to placement into permanent housing linked with services to support stable tenancy.

EMERGENCY HOUSING AND SERVICES NEEDS

A Street Count conducted in Multnomah County on January 26, 2005 found that 2,355 people were sleeping outside, in a vehicle, or in an abandoned building. 32% (749 people) were female (adults and children) Nearly 15% (351 people) identified themselves as part of a homeless family. Eleven individuals were unaccompanied youth under the age of 17. Nearly 55% of all those counted on the street were chronically homeless, as defined by the federal government: unaccompanied adults who are disabled and have been homeless for over 12 months, or are currently homeless and have been homeless four or more times in the past 3 years.

Based on this 2005 Street Count data and previous One Night Shelter Counts, in Multnomah County an estimated 16,000-18,000 people of all ages experience homelessness annually, with 4,000 persons experiencing homelessness on any given night.

Home Again: a 10-year plan to end homelessness, calls for implementation of a "Housing First" model of addressing homelessness, proving a person or family experiencing homelessness with immediate access into permanent housing, linked to support services. However, at present there are insufficient units of permanent supportive housing to accommodate all those experiencing chronic homelessness. There are also people who are experiencing short-term situational homelessness. Emergency housing and services are necessary to meet these immediate needs.

The current system does not have the capacity to meet the total demand for emergency shelter and services. Shelters report that the average length of homelessness among people they serve is 21 weeks (more than 5 months). The average wait to gain access to a publicly funded shelter is between 4-6 weeks (up to 10 weeks in the winter months).

Date also indicates that some groups are served better by the current system than are others. 10% of single adults seeking assistance during

Emergency Housing and Services

**4,000 persons
experience
homelessness on any
given night in
Multnomah
County .**



End Homelessness

Draft 4-19-05

a One Night Shelter Count were turned away. Of those in families, 17% were denied assistance. In addition, there are few resources available for couples, large families, or family groupings without children. Women accounted for 48% of the individuals served, but 57% of the individuals turned away.

**There are few
resources available
for couples, large
families or family
groupings
without
children.**

The City and County are implementing a community-wide Homeless Management Information System (HMIS) that will greatly aid collection of needs data in coming years.

EMERGENCY HOUSING AND SERVICES PROGRAM DESCRIPTION

Emergency Housing and Services offers immediate safety off the streets and provides shelter, meals, and direct access to supportive services to people who are experiencing homelessness.

The services available vary from program to program. Some programs offer only basic shelter on a night to night basis, including inclement weather shelter, and night shelter where large groups of adults sleep on mats in a community space.

Most City programs offer longer stays, individualized assessments, case management services, and housing placement, as well as on-site access to specialized services such as alcohol and drug treatment, mental health, and employment programs. Some offer rent assistance to support successful transition to permanent housing, as well as home-based follow-along services after placement in permanent housing. Efforts are made to provide culturally appropriate services that will engage people with diverse backgrounds and needs.

End Homelessness

Draft 4-19-05

PROGRAM TOOLS

- Initial Assessments and Appropriate Referrals
- Meals
- Case Management/Individualized Plans to Achieve Goals
- Guest beds for partner organizations with specialized services
- Sleeping facilities ranging from mats to private rooms & ranging in duration
- Housing Placement Services
- Follow-up/Retention Support
- Rent Assistance
- Linkage to Mental Health Services or on-site Mental Health Services
- Linkage or Direct Access to Medical Care and Medications
- Linkage to Chemical Dependency Services and Detox
- TB Testing via Community Partnerships
- Transportation Assistance

PROJECT SELECTION

The City of Portland renews funding for agencies carrying out Emergency Housing and Service activities, provided that the contractual obligations have been met and that the 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.

No new large ongoing programs are planned in this arena.

PROGRAM ELIGIBILITY

Single adults, youth, and families who are homeless. The City of Portland funds Emergency Housing and Services primarily for adult men and adult women. Multnomah County is the lead funder and oversight body for the Homeless Youth System, programs for homeless families with children, and Domestic Violence programs.

Unfortunately, emergency housing services are currently not available

End Homelessness

Draft 4-19-05

for couples or people with pets or in non-traditional families. Emergency housing services for large families with children and people with motor disabilities are available through Multnomah County's motel voucher program.

POTENTIAL BARRIERS

Facility-based programs are generally rule-intensive and crowded. There is little privacy. For these reasons, some people experiencing homelessness are unwilling to enter shelter. These factors also affect success rates.

Facility programs are also expensive and typically require 24-hour staffing.

Shelter facilities are intended to be emergency housing. However, there is a shortage of long-term rent assistance, units affordable to households with little or no income, and units that will accept tenants who do not meet traditional screening criteria. Lack of permanent housing is a bottleneck that has resulted in many people staying in emergency shelter for extended periods of time.

Cuts to funding streams for case management and support services that will allow formerly homeless people to succeed in housing jeopardize the success of transitions out of emergency shelter into permanent housing. There are more people who are homeless than there is capacity to assist them.

Many existing shelter programs do not have the space needed to offer 24-hour services, with adequate day space, service delivery space, and sleeping space on-site. Residents are typically required to leave the shelter early in the morning and return in the evening. This poses a hardship for all shelter residents, particularly families with children and people with disabilities.

Agencies often encounter households comprised of adult siblings, cousins, parent/adult child groupings, couples (same sex or otherwise) or non-traditional families. There are no facilities to welcome these families. Private space for families is not available.

Most shelters are inaccessible to people with motor disabilities.

PARTNER AGENCIES AND ORGANIZATIONS

Multnomah County oversees the homeless youth system, the domestic violence system, and the programs that serve homeless families with children.

End Homelessness

Draft 4-19-05

HAP provides Project-Based Section 8 to increase the supply of permanent supportive housing for people transitioning out of emergency shelters and owns many transitional housing properties.

Many non-profit organizations provide housing and services to people experiencing homelessness. The faith community provides shelter and food to many homeless people.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS.

The Emergency Housing and Services program plays a key role in the homeless service system. Home Again: the 10 Year Plan to End Homelessness outlines the need for additional outreach and housing placement options to reduce the pressure on the shelter system and ensure that permanent housing is the primary housing option for people who are homeless. Under the 10-year plan, the Emergency Housing program will continue to provide immediate safety off the streets, and direct access into services. Stays will be shorter, with the majority of all residents moving quickly into stable permanent housing. Individuals who have a pattern of repeated homelessness despite placement into permanent housing will be assessed and moved out of emergency shelter into more appropriate housing.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Emergency Housing and Services for adults and homeless youth are located in downtown Portland and in the Central East Side. Shelter facilities have good proximity to other essential services via public transportation within Fareless Square.

Family Emergency Housing and Services are overseen by Multnomah County and are spread across Multnomah County, with services in NE Portland, N Portland, Inner SE Portland, Outer SE Portland/Gresham, NW Portland, and SW Portland.

MONITORING

A description of BHCD's Monitoring program is at Section One.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Homelessness Prevention and Stabilization

Draft 4-19-05

The goals of the homeless prevention and housing stabilization program are to promote safety off the streets, to assist households that are homeless to obtain permanent housing, and to assist households at risk of homelessness to maintain permanent housing.

HOMELESSNESS PREVENTION AND RENT STABILIZATION NEEDS

There is a rising demand for homelessness prevention and housing stabilization services from both individuals and families. These services address a number of barriers low-income households face that increase their risk of homelessness or prevent them from becoming rapidly re-housed after an episode of homelessness, including:

- Lack of income to pay monthly rent, utilities, etc.
- Lack of funds to pay initial move-in costs
- Inability to retain housing over time
- Involuntary displacement due to economic gentrification

**41.2% of Multnomah
County households &
41.4% of Portland
households are
considered rent
burdened, paying more
than 50% of their
gross income .**



One of the key factors behind the increase in homelessness is rent burden. 41.2 % of Multnomah County households and 41.4 % of Portland households are considered “rent-burdened”, meaning they pay more than 30 percent of their gross income for rent. ____ of Multnomah County households and ____ of Portland households pay more than 50% of their gross income for rent. Federal policy is that a household should not pay more than 30 percent of its gross income on rent and utilities. Households with rents that exceed this affordability standard frequently have to choose between paying rent and purchasing other necessities, like food and health care. Any crisis , from a medical emergency to job loss, can put a household with an extreme rent burden at risk of homelessness.

Even residents of publicly-financed affordable housing are facing excessive rent burdens. Rents for publicly-funded, nonprofit- owned housing developed over the last 10 years were set to serve households with incomes between 30% and 60% MFI. However, a 2004 survey of members of the Community Development Network, the local industry organization for community development corporations, showed that 68% of tenants in their subsidized housing had incomes of only 15% to 30 % MFI. This means that 68% of the CDC tenants were experiencing a significant

End Homelessness

Draft 4-19-05

rent burden. (CDN Property and Asset Management Working Group Presentation at CDN Public Forum 6-17-04)

The evaluation of the Transitions to Housing short term assistance program supports the need for short-term rent assistance. Every agency administering Transitions to Housing funds exhausted its funds shortly after the funds became available, and continued to turn away households requiring assistance.

HOMELESSNESS PREVENTION AND RENT STABILIZATION PROGRAM DESCRIPTION

The program provides readily available and flexible funding to community-based agencies for short-term or shallow rent assistance. These agencies provide financial assistance to clients facing eviction, and to households that are already homeless, so that they can obtain safe and decent housing off the streets and outside of the shelter system while awaiting approval for traditional long-term rental assistance. Funding covers expenses such as move-in and move-out; first and last month's rent and security deposits; short-term monthly rent (full or partial); and other related expenses. Funds may not be used to subsidize other rental assistance programs such as Section 8.

The program also provides supportive services to participants who need help and intervention to maintain current suitable housing and/or to avoid displacement or eviction. Supportive services include linking clients to other community service providers who may be able to help participants overcome barriers to obtaining or maintaining housing. Efforts are made to provide culturally appropriate services that will engage people with diverse backgrounds and needs.

PROGRAM TOOLS

- Flexible funds for short-term rent assistance and related expenses
- Supportive services

PROJECT SELECTION

For at least a portion of FY 2005, existing programs will be funded on a renewal basis by the City of Portland, based on effectiveness at meeting contractual agreements and producing successful outcomes.

End Homelessness

Draft 4-19-05

During 2005, Portland, Gresham, Multnomah County, and the Housing Authority of Portland expect to phase in a new, unified short-term rent assistance system to replace the current array of independent, uncoordinated systems. Initially, the redesigned system will distribute about 40% of the rent assistance funds administered by these public entities, including, but not limited to, Transitions to Housing, the Clearinghouse, and RASP. The new program model will guarantee that homeless households sleep in a safe place immediately upon request, move into permanent housing quickly, and maintain housing stability for 12 months or longer following housing placement. All homeless households receiving emergency vouchers will be linked to services immediately.

The redesigned system will be administered through a single procurement process and entity. Final decisions regarding the rent assistance redesign and administration will be made by the City and County Commissioners.

It is likely that agencies will apply through a competitive RFQ/RFP procurement process to implement the new program model once the rent assistance redesign and migration to a unified system is complete. Selection criteria will be included in the RFP materials. At a minimum, each applicant will be asked to:

- Identify the population it intends to serve;
- Demonstrate its experience with serving the identified population;
- Describe the needs of the identified population;
- Demonstrate adequate funding for supportive services;
- Describe funding sources for supportive services;
- Provide commitment letters from the service funding sources;
- Describe how interventions will be conducted;
- Describe how an individual or household's need for services will be assessed; and
- Describe how post-placement assistance will be provided.

PROGRAM ELIGIBILITY

Agencies that serve individuals, couples, and families with a gross

End Homelessness

Draft 4-19-05

household income below 20% MFI at the inception of assistance are eligible to apply for funds.

To receive short-term rent assistance and services, project participants will be screened to ensure that they meet certain criteria at the inception of assistance:

- Gross household income below 20% MFI;
- Not already receiving Section 8 or other long-term financial assistance for permanent housing;
- Homeless or at risk of homelessness; and
- Ready for permanent housing placement, or likely to be ready within six months of the inception of assistance.

POTENTIAL BARRIERS

- Limited funding for short-term rent assistance
- Continuing decrease in the availability of project-based Section 8 and Housing Choice vouchers, because people who need long-term rent assistance will use short-term rent assistance resources
- Insufficient funding for housing services to support housing success
- Insufficient funding for case management services that assist in the coordination and delivery of housing services.
- A decline in vacancy rates, reducing the likelihood that housing owners and managers will rent to individuals who do not meet standard tenant criteria.

PARTNER AGENCIES AND ORGANIZATIONS

- Housing Authority of Portland: administers RASP, a tenant-based short-term rent assistance program
- Multnomah County, Department of School and Community Partnerships: administers PILOT funds within the Clearinghouse, a pool of short-term rent assistance and hotel/motel vouchers
- Many community-based non-profit agencies currently

**41.2% of Multnomah
County households &
41.4% of Portland
households are
considered rent
burdened, paying more
than 50% of their
gross income .**



End Homelessness

D r a f t 4 - 1 9 - 0 5

participate in the Transitions to Housing program, providing shallow rent assistance, move-in costs, security deposits, and other flexible financial assistance to support households at or below 20 % MFI in permanent housing. These include Cascadia Behavioral Healthcare; Central City Concern; JOIN; Northwest Pilot Project; Portland Impact; Albina Ministerial Alliance; Friendly House; Neighborhood House; West Women's and Children Shelter – Salvation Army; YWCA; SE Works; Transition Projects, Inc.; and the Insights Teen Parenting Program. Numerous other agencies participate in the Multnomah County Clearinghouse, RASP, and other short-term rent assistance projects.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Communities across the United States are in the process of developing ten-year plans to end homelessness as part of a new federal mandate to end chronic homelessness. The Prevention and Stabilization program is a key component of the local ten-year plan: Home Again: a 10 Year Plan to End Homelessness in Portland and Multnomah County.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Prevention and Stabilization services are available county-wide.

MONITORING

To ensure compliance with Federal and other program requirements, BHCD performs BHCD's monitoring procedures are set forth in Section ____.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

End Homelessness

Draft 4-19-05

The goal of this program is to improve the ability of people who are homeless to transition into permanent housing by providing short-term housing and high quality, individualized services in a safe, structured environment.

Transitional Housing and Services

NEEDS FOR TRANSITIONAL HOUSING AND SERVICES

Home Again: the 10-year plan to end homelessness in Portland and Multnomah County, endorses a “housing first” approach for most people experiencing homelessness, placing them quickly to permanent housing linked with support services as needed. However, the Plan acknowledges a continuing need for transitional housing in certain circumstances.

Facility-based transitional housing programs provide intensive structured intervention and life-skills support to homeless adults, youth, and families with short-term issues that need to be addressed in a facility model. Transitional programs are most appropriate for those individuals and households who can comply with service rules and requirements and have issues which can be successfully resolved or addressed within a short time period. They are effective with the following populations: youth under 18; families with children where there are significant parenting/neglect or abuse concerns; people who are early in the recovery process and desire alcohol and drug-free housing; people who have physical or mental health issues which require on-site support for stabilization; people with cognitive disabilities who need structured life skills training; and women who are fleeing domestic violence who want structured living and on-site comprehensive services in a safe environment.

Scattered site transitional housing and services offer “transition in place” support to adults, youth, and families with short-term issues. The clients receive short-term rent assistance. Individualized services are provided using home-based or community-based models. Participants take over the lease upon program completion. This model reduces the number of transitions in housing, school, daycare, and employment that vulnerable clients will need to undergo, and supports long-term housing stability.

TRANSITIONAL HOUSING AND SERVICES PROGRAM DESCRIPTION

The Transitional Housing and Services Program provides funding to facility-based transitional housing programs. Transitional housing is a safe, structured environment for people who are coming out of crisis to stabilize and begin mapping out and working towards personal goals. These programs offer an integrated model that combines housing with

D r a f t 4 – 1 9 – 0 5

intensive structured intervention and life-skills support. Clients receive assistance in planning for school, day care, and/or employment. Clients receive timely placement into permanent housing, and follow-through services to support a successful transition.

The program also funds scattered site transitional housing and services. The programs assist clients with short-term issues to “transition in place.” Based on an initial assessment, clients receive short-term rent assistance for a limited time, as well as access to services. The services are provided either at the client’s home or in the community. Participants take over the lease upon program completion. This type of transitional housing allows clients to focus on individual issues, stabilize incomes, or improve health.

PROGRAM TOOLS

- Initial Assessments and Appropriate Referrals
- Meals – some programs that are site-based
- Case Management/Individualized Plans to Achieve Goals
- Guest beds for partner organizations with specialized services
- Semi-private rooms, single-room occupancy units, or individual apartments/houses
- Permanent Housing Placement Services
- Follow-up/Retention Support
- Rent Assistance (while in transitional housing)
- Rent Assistance (transition into permanent housing)
- Linkage to Mental Health Services or on-site Mental Health Services
- Linkage or Direct Access to Medical Care and Medications
- Linkage to Chemical Dependency Services or on-site Chemical Dependency Services
- Transportation Assistance
- Life Skills Classes
- Recreation or Group Activities

End Homelessness

Draft 4 - 19 - 05

- Employment Services
- Family Unification Services
- Children's Services
- Alternative Health Care (Linkage or Direct Access)
- Child-care
- Furnishings or Help Accessing Furnishings/Household Supplies

PROJECT SELECTION

The City of Portland renews funding for agencies carrying out Transitional Housing and Service activities, provided that the contractual obligations have been met and that the 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.

No new large ongoing programs are planned in this arena.

PROGRAM ELIGIBILITY

Single adults, youth, and families experiencing homelessness are eligible for transitional housing. Specific transitional housing programs may impose additional criteria. For example, some programs are only open to specific populations, e.g. Spanish-speaking survivors of domestic violence.

The City of Portland funds Transitional Housing and Services primarily for adult men and adult women. Multnomah County is the lead funder and oversight body for the Homeless Youth System, the Domestic Violence System and for the set of programs that serve homeless families with children.

Scattered site transitional housing provides options for people who are homeless including couples, non-traditional households, and large families with children as well as single adults, youth and smaller families.

All participants must be homeless as defined by the McKinney Act.

Programs vary in their ability to serve non-English speaking

Draft 4-19-05

households.

POTENTIAL BARRIERS

Facility-based programs are generally rule-intensive. For these reasons, some people experiencing homelessness are unwilling to enter facility-based transitional housing. These factors also affect success rates. Facility programs report a higher rate of “self check-outs” than transition-in-place or scattered-site programs.

Facility based programs are also expensive and typically require 24-hour staffing.

Transitional housing facilities are intended to be time-limited housing. However, there is a shortage of long-term rent assistance, units affordable to households with little or no income, and units that will accept tenants who do not meet traditional screening criteria. Lack of permanent housing is a bottleneck that has resulted in many people staying in transitional housing for extended periods of time.

Families also often require assistance with child care in order to successfully transition into permanent housing.

Transitional programs often have strict criteria for entry and are not designed to serve those with the highest service needs, health problems, untreated mental health issues, or who are still actively engaged in their addictions. These are the same clients who are often most in need of transitional services.

Cuts to funding streams for treatment, case management, and support services that will allow formerly homeless people to succeed in housing jeopardize the success of transitions out of transitional housing into permanent housing.

PARTNER AGENCIES AND ORGANIZATIONS

Many private organizations, churches, and public provide transitional housing and services in our community. For a list of entities funded by the City, see the Action Plan.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Transitional housing and services play an important role in the homeless service system. The 10 Year Plan to End Homelessness outlines the need to focus facility-based transitional housing on specific populations who need short-term, intensive support in a structured environment. The plan also identified the need to support transition-in-place strategies

End Homelessness

D r a f t 4 - 1 9 - 0 5

that gradually decrease assistance (subsidy and services) over time and allow household to remain in housing unit. In addition, the community will be determining which transitional facilities should be reconfigured to Permanent Supportive Housing.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION).

Facility based Transitional Housing and Services for adults and homeless youth are located in downtown Portland or in the Central East Side. These facilities have good access to other essential services via public transportation within Fareless Square.

Scattered site apartments are in various locations. Households who are participating in “transition in place” models of Transitional Housing may be located anywhere that the household would like to live and can expect to afford after the rent assistance expires.

Family Transitional Housing and Services are overseen by Multnomah County and are spread across Multnomah County, with services in NE Portland, N Portland, Inner SE Portland, Outer SE Portland/Gresham, NW Portland, and SW Portland.

MONITORING

The City’s monitoring program is described in Section One.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

HOMELESS OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	Outcome Two	One Year Goal	Five Year Goal	Indicator
Transitions Project Inc - Operations	Accessibility for the purpose of creating a suitable living environment.		Provide emergency shelter for 1,590 homeless individuals.	Provide emergency shelter for 7,950 individuals.	Number of persons
Transitions Project Inc - Services	Accessibility for the purpose of creating a suitable living environment.		Provide services for 180 homeless individuals.	Provide services for 900 homeless individuals.	Number of persons
Central City Concern – A/D Free Transitional Housing/ ESG	Accessibility for the purpose of creating a suitable living environment.	Accessibility for the purpose of providing decent affordable housing.	Provide alcohol and drug free transitional housing for 429 homeless individuals.	Provide alcohol and drug free transitional housing for 2,145 homeless individuals.	Number of persons
Cascadia Bridgeview	Accessibility for the purpose of creating a suitable living environment.	Accessibility for the purpose of providing decent affordable housing.	Provide transitional housing and services for 75 homeless individuals.	Provide transitional housing and services for 375 homeless individuals.	Number of persons
NW Pilot Project – Homeless Seniors	Accessibility for the purpose of creating a suitable living environment.	Accessibility for the purpose of providing decent affordable housing.	Provide supportive and prevention services to 1,200 homeless and at-risk seniors.	Provide supportive and prevention services to 6,000 homeless and at-risk seniors.	Number of persons
Multnomah County – Youth Night Shelter	Accessibility for the purpose of creating a suitable living environment.		Provide night shelter to 120 homeless youth.	Provide night shelter to 600 homeless youth.	Number of persons
RASP – Rent Assistance Supplement Program	Affordability for the purpose of creating decent affordable housing.		Provide rent assistance to 130 households.	Provide rent assistance to 650 households.	Number of households

HOMELESS PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Transitions Project Inc - Operations	People	\$757,762		\$139,997	\$324,372	\$548,306	\$1,770,437
Transitions Project Inc- Services	People	\$74,943					\$74,943
Central City Concern – A/D Free Transitional Housing/ ESG	People			\$280,617			\$280,617
Cascadia Bridgeview	People	\$256,398				\$52,821	\$309,219
NW Pilot Project – Homeless Seniors	People	\$117,121			\$115,841	\$173,833	\$406,795
Multnomah County – Youth Night Shelter	People	\$203,841					\$204,841
RASP – Rent Assistance Supplement Program	Households		\$257,604				\$257,604
RASP - Administration	Not Applicable	\$56,540					\$56,540

Economic Opportunity & Community Development

Draft 04-19-05

Planning

The goal of the Economic Opportunity Initiative Planning program is to fund community based organizations to plan new activities, based on best practices, that are intended to increase the incomes and/or assets of low-income people by at least 25% over a three year period. Ideas gestated in the Planning program may become the Economic Opportunity Initiative of the future.

PLANNING PROGRAM NEEDS

Community based organizations work closely with low-income people and often have ideas for ways to assist their clients to increase their incomes and assets. However, these organizations rarely have the resources to develop these concepts into programs that can compete for funding. A planning grant would allow the organization to develop the concept into a program model, and to determine whether to seek funding for implementation or to discontinue work on an inappropriate or ineffective model.

PLANNING PROGRAM DESCRIPTION

The Economic Opportunity Planning Program gives non-profit community-based organizations an opportunity to develop plans to create and/or expand existing economic opportunity programs. Each organization must identify the specific group of low-income people that it will plan for, and must show competency at serving this group, e.g. ex-offenders, immigrants, teen parents, people with disabilities, Spanish speaking workers. Each plan must include strategies that are calculated to increase the incomes and/or assets of the identified group by 25% over three years. The plan must also contain program elements tailored to the needs of the identified group, including support services and a peer support component

PROGRAM TOOLS

- The program funds recipients to develop project plans focusing on a target population of youth and adults in households with incomes below 50% MFI.
- The program provides technical assistance to recipients on project plan development.
- Detailed contract benchmarks ensure project plans progress as originally proposed.

Economic Opportunity & Community Development

Draft 4 – 19 – 05

PROJECT SELECTION

BHCD selects Economic Opportunity Planning activities through a process that provides applicants with intensive technical assistance along the way, to encourage community-based organizations to put forth their most creative ideas. This collaborative process produces the strongest and most competitive Economic Opportunity Planning proposals.

1. Initially, BHCD issues a Request for Concept Proposals. BHCD then holds an open workshop for interested organizations.
2. BHCD staff is available to provide intensive technical assistance, including critical reviews of draft proposals in order to make the projects more effective and the proposals more competitive.
3. Staff review and score all concept proposals, and then invites the highest scoring concept proposals to submit a full proposal.
4. Staff again offer intensive technical assistance to the project sponsors, and offer another workshop for applicants.
5. A technical review committee reviews and rates the submittals using likelihood of success as its primary screen.
6. If there are more quality projects than funds available, BHCD staff then use three secondary screens to rank the proposals:
 - Diversity of projects / populations / geographies / strategies
 - Linkages to BHCD's affordable housing and ending homelessness campaigns
 - Ability to leverage additional resources
7. The committee's recommendations are then forwarded to the Bureau Director and City Commissioner-in-Charge for final review and decision.

PROGRAM ELIGIBILITY

Organizations with Economic Opportunity Plans/Concepts that focus on a population with incomes at 50% or below MFI may receive planning funds.

Economic Opportunity & Community Development

D r a f t 0 4 - 1 9 - 0 5

POTENTIAL BARRIERS

Planning success is virtually assured. The outcome of the planning process may or may not result in implementation of a program. A decision not to implement a program should not be considered necessarily a failure, as it might prevent an organization from pursuing an inappropriate or ineffective project.

PARTNER AGENCIES AND ORGANIZATIONS

BHCD is the only funder of this program. The community based organizations that received planning grants are listed in the Action Plan.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The Planning Program complements the two other Economic Opportunity Initiative programs, Microenterprise and Workforce Development, by providing funding for concept development. Strong concepts will be positioned to seek funding in subsequent cycles, and weak concepts will be identified before resources are squandered.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

This is a people based strategy.

MONITORING

No federal regulations apply to these planning projects. BHCD will track expenditures to ensure it stays within its planning and administrative caps.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Economic Opportunity & Community Development

Draft 4-19-05

The goal of the Economic Opportunity Initiatives Microenterprise program is to increase the incomes/assets of low-income microentrepreneurs over a three-year period by at least 25%.

MICROENTERPRISE NEEDS

Despite a vibrant economy through most of the 1990s, the development of thousands of new affordable housing units, and the alleviation of much blight, the percentage of people in poverty in Multnomah County stayed about the same. A combination of public and private investment had been successful at revitalizing Portland's low-income neighborhoods, but, for the most part, long-time area residents and businesses did not share in the economic expansion. Low-income households dispersed to less expensive areas, and their poverty appeared intractable. In the course of BHCD's strategic planning process, BHCD was asked to address these issues directly by developing programs to increase incomes and assets for low-income residents.

Microenterprise is a strategy that can be very successful at increasing the income of low-income people.

The best practices study BHCD conducted revealed the following common characteristics of successful microenterprise programs:

- Programs were small and tailored to the assets and needs of individual members
- Participants had something major in common and the strength of this peer connection was used to provide support and a sense of teamwork during and after program participation; the connection might be similar career goals, similar living situations, common ethnic background or other factors
- The staff role, particularly for technical assistance, was intensive and long-term.
- Support services, training stipends and housing assistance were available to address any barriers to work.

Two of the major barriers to the success of programs seeking to increase the income and assets of low-income people are that, due to funding constraints, the programs have been too narrowly focused and services have been provided for too brief a duration. BHCD's development of the Economic Opportunity Initiative is intended to demonstrate the gains

Microenterprise

The percentage of people in poverty in Multnomah County stayed the same despite the vibrant economy of the 1990's.



Economic Opportunity & Community Development

D r a f t 0 4 – 1 9 – 0 5

possible when community based organizations are funded to undertake long-term, comprehensive approaches to developing microenterprise programs with small groups of low-income people.

People enrolled in the programs will receive all the skills necessary to succeed with their own business. An important secondary goal is to provide an individualized, comprehensive array of support services to address any barriers to business success.

MICROENTERPRISE PROGRAM DESCRIPTION

The Economic Opportunity Microenterprise program funds several non-profit community-based organizations to provide financial and/or technical assistance to specific groups of low-income people, including home-based child care providers, N/NE contractors, and aspiring Latino businesses. Each organization must identify the specific group of low-income people that it will serve, and must show competency at serving this group. The activity must increase the incomes and/or assets of the identified group by 25% over three years. The activity must also contain program elements tailored to the needs of the identified group, including support services and a peer support component.

PROGRAM TOOLS

- An RFP process that relies upon a community review panel to select the projects that have the greatest chance of success.
- Detailed contract benchmarks to ensure projects progress as originally proposed.
- An independent evaluator to track the income or asset changes of all program clients.

PROJECT SELECTION

BHCD selects Economic Opportunity Planning proposals through a process that provides applicants with intensive technical assistance along the way, to encourage community-based organizations to put forth their most creative ideas. This collaborative process produces the strongest and most competitive economic opportunity planning proposals.

Economic Opportunity & Community Development

Draft 4 – 19 – 05

1. Initially, BHCD issues a Request for Concept Proposals. BHCD staff then hold an open workshop for interested organizations.
2. BHCD staff is available to provide intensive technical assistance, including critical reviews of draft proposals in order to make the projects more effective and the proposals more competitive.
3. Staff review and score all concept proposals, and then invites the highest scoring concept proposals to submit a full proposal.
4. Staff again offer intensive technical assistance to the project sponsors, and offer another workshop for applicants.
5. A technical review committee reviews and rates the submittals using likelihood of success as its primary screen.
6. If there are more quality projects than funds available, BHCD staff then use three secondary screens to rank the proposals:
 - Diversity of projects / populations / geographies / strategies
 - Linkages to BHCD's affordable housing and ending homelessness campaigns
 - Ability to leverage additional resources
7. The committee's recommendations are then forwarded to the Bureau Director and City Commissioner-in-Charge for final review and decision.

PROGRAM ELIGIBILITY

Microenterprise projects receive funds to work with individuals in their focus populations who are at 50%MFI or below.

POTENTIAL BARRIERS

Microentrepreneurs' success depends on their own skills and motivation, as well as the economic marketplace. Because funders and agencies do not have control over these variables, and because of the risks inherent in any small business enterprise, micro-enterprise projects have a greater chance of failure than than conventional community development projects that produce tangibles like units of housing, miles of pavement,

Economic Opportunity & Community Development

D r a f t 0 4 – 1 9 – 0 5

or community centers. However, a successful microenterprise will directly benefit the low-income participants and their families.

PARTNER AGENCIES AND ORGANIZATIONS

- The independent evaluator for the microenterprise projects is the Oregon Microentrepreneurs Network (OMEN).
- United Way and the NW Area Foundation are partners and joint funders.
- Though the program has good relationships with the Portland Development Commission, the Oregon Economic Development Department and Oregon Department of Human Services, none are active partners in this initiative.

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

This program's strategy differs from, and complements, most regional, state, and federal economic development efforts. Those efforts focus on investing in existing businesses or developing infrastructure to attract businesses, anticipating that the benefits from these investments will trickle down to low-income workers. This program is focused directly on discrete groups of low-income residents. It is premised on best practice research that indicates high quality, comprehensive projects to nurture the development of microenterprises can succeed in increasing the incomes and assets of low-income microentrepreneurs.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Citywide.

MONITORING

All contractors are pre-screened for CDBG compliance during the RFP process. BHCD will monitor all contractors as described in Section I.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Economic Opportunity & Community Development

D r a f t 4 - 1 9 - 0 5

The goal of the Economic Opportunity Workforce program is to increase the incomes and/or assets of low-income workforce trainees over a three-year period by at least 25%.

Workforce Development

WORKFORCE DEVELOPMENT NEEDS

Despite a vibrant economy through most of the 1990s, the development of thousands of new affordable housing units, and the alleviation of much blight, the percentage of people in poverty in Multnomah County stayed about the same. A combination of public and private investment had been successful at revitalizing Portland's low-income neighborhoods, but, for the most part, long-time area residents and businesses did not share in the economic expansion. Low-income households dispersed to less expensive areas, and their poverty appeared intractable. In the course of BHCD's strategic planning process, BHCD was asked to address these issues directly by developing programs to increase incomes and assets for low-income residents.

Workforce programs have proven to be successful at increasing the income of low-income people under certain circumstances. The best practices study BHCD conducted revealed the following common characteristics of successful workforce programs:

- Programs were small and tailored to the assets and needs of individual members
- Participants had something major in common and the strength of this peer connection was used to provide support and a sense of teamwork during and after program participation; the connection might be similar career goals, similar living situations, common ethnic background or other factors
- The staff role was intensive and long-term
- Programs worked with participants over years to insure success and stability
- Often, employers were involved and committed to hiring workforce program participants from the outset
- Support services, training stipends and housing assistance were available to address any barriers to work

Two of the major barriers to the success of programs seeking to increase the income and assets of low-income people are that, due to funding constraints, the programs have been too narrowly focused and services have been provided for too brief a duration. This program will

Economic Opportunity & Community Development

Draft 04-19-05

demonstrate the gains possible when community-based organizations are funded to work with small groups of hard-to-serve low-income people, on a long-term, comprehensive basis, to develop their workforce skills.

All workforce programs will be tailored to the needs and assets of individual participants. Each participant will develop the skills necessary to succeed in a job, and will receive an individualized, comprehensive array of support services to address any barriers to work success.

WORKFORCE PROGRAM DESCRIPTION

The Economic Opportunity Workforce Development program funds several non-profit community-based organizations to provide life skills training, technical training, support, and long-term follow-up to specific groups of low-income people, including homeless adults, high risk youth, recent immigrants and refugees, and public housing residents. Each organization must identify the specific group of low-income people that it will serve, and must show competency at serving this group. The activity must increase the incomes and/or assets of the identified group by 25% over three years. The activity must also contain program elements tailored to the needs of the identified group, including support services and a peer support component.

PROGRAM TOOLS

- An RFP process that relies upon a community review panel to select the projects that have the best chance of success.
- Detailed contract benchmarks to ensure projects progress as proposed.
- The participation of committed employers who agree to hire participants.
- An independent evaluator to track the income and/or asset changes of all program clients.
- An arrangement with the State Employment Department to track participant employment and earning status on an annual basis.

PROGRAM SELECTION

BHCD selects Economic Opportunity Planning proposals through a process that provides applicants with intensive technical assistance

Economic Opportunity & Community Development

Draft 4 – 19 – 05

along the way, to encourage community-based organizations to put forth their most creative ideas. This collaborative process produces the strongest and most competitive economic opportunity planning proposals.

1. Initially, BHCD issues a Request for Concept Proposals. BHCD staff then hold an open workshop for interested organizations.
2. BHCD staff is available to provide intensive technical assistance, including critical reviews of draft proposals in order to make the projects more effective and the proposals more competitive.
3. Staff review and score all concept proposals, and then invites the highest scoring concept proposals to submit a full proposal.
4. Staff again offer intensive technical assistance to the project sponsors, and offer another workshop for applicants.
5. A technical review committee reviews and rates the submittals using likelihood of success as its primary screen.
6. If there are more quality projects than funds available, BHCD staff then use three secondary screens to rank the proposals:
 - Diversity of projects / populations / geographies / strategies
 - Linkages to BHCD's affordable housing and ending homelessness campaigns
 - Ability to leverage additional resources
7. The committee's recommendations are then forwarded to the Bureau Director and City Commissioner-in-Charge for final review and decision.

PROGRAM ELIGIBILITY

Workforce development projects receive funds to work with individuals in their focus populations with household incomes of 50% MFI or below.

Economic Opportunity & Community Development

D r a f t 0 4 – 1 9 – 0 5

POTENTIAL BARRIERS

The success of workforce trainees depends on their own skills, abilities, and motivation, as well as the economic marketplace. Personal challenges and economic fluctuations can both impact program success. Because funders and agencies do not have control over these variables, workforce training projects have a somewhat greater risk of failure than conventional community development projects that produce tangibles like units of housing, miles of pavement, or community centers. However, programs that assist people to successfully make the transition into paid employment will be directly benefiting the low-income participants and their families.

Private employers must be willing to commit to hire workforce trainees. BHCD has received good cooperation from the business community thus far, but a downturn in the local economy could adversely impact our recruitment of potential employers.

PARTNER AGENCIES AND ORGANIZATIONS

- Independent evaluators are Herbert and Louis, and the Oregon Microentrepreneurs Network (OMEN).
- United Way and the NW Area Foundation are partners and joint funders.
- Though the program has good relationships with the Portland Development Commission the Oregon Economic Development Department and Oregon Department of Human Services, none are active partners in this initiative.
- Worksystems, Inc. and its One-Stop partners have been applicants for the Economic Opportunity funds.

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

There are several nationally funded, local workforce development efforts that focus on general job readiness and/or skill training. The Economic Opportunity Initiative Workforce program complements these efforts in several ways:

Projects are tailored to the specific assets and needs of discrete groups of low-income residents.

Participants may receive greater preparation for skill training, as well as enhanced supports throughout the training program.

Economic Opportunity & Community Development

D r a f t 4 - 1 9 - 0 5

Projects include longer term follow up with both the participant and the employer to ensure success.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Citywide.

MONITORING

All contractors are pre-screened for CDBG compliance during the RFP process. BHCD will monitor all contractors as described in Section I.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Economic Opportunity & Community Development

Draft 04-19-05

Homebuyer Program

The goal of the Homebuyer Program is to assist low and moderate income households to build wealth through homeownership. In particular, the program is focused on a ten-year goal of increasing the rate of minority homeownership to the same level as the White homeownership rate.

HOMEBUYER PROGRAM NEEDS

Homeownership is the main wealth-building tool for most American households. Equity in a home can provide a cushion against hard times, such as job loss, or illness. Equity in a home can also be used to pay for education, specialized training, or business start-up costs, all routes to economic opportunity. Many American households have used the sale of a home to fund their retirement.

However, homeownership opportunities are very limited for low- and moderate-income people. The median price of a home has risen much faster than median household income. There are few homes that households with incomes at or below 80% MFI can afford.

According to the 2000 census, White homeownership rates exceeded those of African-Americans, Native Americans and Hispanics by over 20%.



People of color at all incomes face barriers to homeownership. The Housing and Community Development Commission "Report and Recommendations to City Council on Strategies to Increase Minority Homeownership Rates" (July 2004) documents the gap in minority homeownership rates. According to the 2000 census, White homeownership rates exceeded those of African-Americans, Native Americans and Hispanics by over 20 percentage points. The homeownership rate for Whites in 2000 was 59%, while the rate for African-Americans, Native Americans and Hispanics averaged 34%. The gap is described in detail in Section ____.

Low income people of color face a double barrier: income and race.

The 20% gap between white and minority homeownership rates in Portland is indicative of long-term, institutional barriers to minority homeownership. A review of data from local Home Mortgage Disclosure Act (HMDA) for 2001, data from the 1990 and 2000 Census, and data from a 2003 Fannie Mae National Housing Survey led to two key findings on the disparity in homeownership rates:

Economic Opportunity & Community Development

Draft 4-19-05

- Among White and minority households with like incomes, the loan denial rate is as much as twice as high for minority applicants.
- There are enough potential minority home buyers earning more than 95% of the area median family income to close the gap by as much as 45% over ten years. (The adjusted area median income for 2000 was \$56,017 for a family of four. A family of four at 95% of median had income of \$53,200.)

The 2003 Fannie Mae Housing Survey described four “gaps” that make people of color less likely to pursue homeownership.

Credit Gap – Credit concerns are the major reason why minority families have not purchased a home, an even bigger obstacle than affordability. Credit histories will make it difficult for minority families to secure a mortgage for the purchase of a home. Renters and minority families overestimate what it takes to qualify for a mortgage in greater numbers than the general public. (Other anecdotal information gathered by HOAC supports that the credit gap is not just due to credit/repayment histories, but includes cultural differences, perceptions, and institutionalized racism.)

Affordability Gap – An affordability gap divides renters, lower-income Americans, and seekers (those who began the home-buying process, but did not take it to completion) from homeowners and the general public. Affordability is the most common reason cited by those that have tried to buy a home and not succeeded. The most significant affordability concern was the ability to make a down payment and pay closing costs.

Confidence Gap – Many potential minority homeowners still believe the process of finding a home, applying for a mortgage and getting a home loan involves obstacles that place homeownership beyond their reach. Or they may feel they don’t have individuals or institutions they can turn to and trust to help them through the process. This overall gap in confidence is reinforced by concerns over factors such as discrimination and future home price increases.

Information Gap – Despite the initiatives of recent years, minority communities trail the general public in having accurate information about homeownership and the home-buying process.

Credit, affordability, confidence and information gaps are the four gaps that make people of color less likely to pursue.



Economic Opportunity & Community Development

D r a f t 0 4 – 1 9 – 0 5

HOMEBUYER PROGRAM DESCRIPTION

To close the minority homeownership gap, the Homeownership program has strategies to address the credit, affordability, confidence, and information gaps. The Homeownership program provides homebuyer outreach, education and counseling, direct homebuyer financial assistance, and supports the Portland Community Land Trust.

Homebuyer outreach emphasizes outreach to first-time minority homebuyers through homeownership fairs directed to the African-American, Latino, and Asian/Pacific Islander communities.

Other outreach strategies to affirmative market homeownership programs to people of color include advertising and earned media in publications serving specific communities of color, distribution of materials in neighborhoods with a high concentration of people of color, and partnerships with community-based agencies that serve people of color.

Homebuyer education and counseling prepares prospective homebuyers and introduces loan products (both private-market loan products and publicly subsidized loan products).

Direct financial assistance assists with the affordability of purchasing a home. The specific subsidized financial assistance products might vary (from an amortized second mortgage loan just below market interest rates, to a deferred payment loan, to a grant secured in a land trust arrangement). All homeowner financial assistance products provide for subsidy recapture or retention.

The Portland Community Land Trust is a citywide, nonprofit, community-based organization that acquires and holds land in trust for low- and/or moderate-income homeowners. City funds will be used to build the capacity of the organization and as capital to acquire properties available for homeownership. The City will also endeavor to use other resources in addition to federal funds to acquire and convey appropriate properties to the land trust.

Economic Opportunity & Community Development

Draft 4 - 19 - 05

HOMEOWNERSHIP PROGRAM TOOLS

- Homebuyer education
- Minority homebuyer fairs
- Minority Homeowner Coaching
- Direct Financial Assistance to low- and moderate income homebuyers
- Development/acquisition of properties
- Affirmative marketing to low-income households of color

PROGRAM SELECTION

BHCD will select contractors to carry out the Direct Financial Assistance and Development and Acquisition projects through a competitive Request for Proposals process. Criteria will reflect the knowledge, skills, abilities, and infrastructure necessary to carry out the projects. A selection committee that includes at least one public representative will review all submissions and make recommendations to the Bureau Director and the Commissioner-in Charge.

Outreach and education and counseling programs are selected based on satisfactory prior performance of these activities. BHCD is considering shifting to a competitive Request for Proposals process for these activities.

PROGRAM ELIGIBILITY

- Prospective homebuyers with household incomes at or below 80% MFI, with an emphasis on households with incomes below 50% MFI
- Affirmative outreach efforts will be undertaken to increase the participation of people of color in all homeownership activities.
- To ensure that ADDI-funded homeownership activities reach diverse low-income households, BHCD will implement the program through local community-based organizations. BHCD is currently running a competitive Request for Proposals to select these organizations, and, with their input, intends to release a Final Outreach Plan for outreach at the community level in June 2005.

Economic Opportunity & Community Development

Draft 04-19-05

- BHCD's Interim Outreach Plan contains several provisions to reach residents of public housing and others assisted by the Housing Authority of Portland (HAP). A fact sheet with contact info about ADDI-funded activities will be posted at intake sites for the Section 8 Program. HAP staff responsible for managing public and HAP-owned affordable housing will post the information on community bulletin boards at the apartment complexes, and announce the program at tenant meetings.
- BHCD's Interim Outreach Plan also includes provisions to reach residents of Manufactured Housing and Mobile Home Parks. The fact sheet with contact info about ADDI-funded activities will be sent to the 84 manufactured dwelling parks in Portland zip codes with a request that the managers post the information on community bulletin boards at the parks.

The biggest barrier to increasing homeownership rates for all low income home buyers is local housing affordability.



POTENTIAL BARRIERS

The biggest barrier to increasing the homeownership rate for all low- and moderate income households and for first-time minority home buyers is the affordability of homes in the current local housing market. Affordability is narrowing because of the rapidly widening gap between housing price and household income.

The program is also constrained by BHCD's limited resources for providing subsidy to eligible households. Low-income families typically require a significant public subsidy to become homeowners. Current resources limit the number of households BHCD can assist with a deep subsidy.

The high rate of loan denials to households of color seeking financing for homeownership appears to be a product of "black box" calculations performed by lenders using household financial history. Opening the "black box" to examine assumptions and eliminate any institutional bias, or adding a layer of review that can make adjustments on a case-by-case basis, will require financial institutions to change how they do business.

PARTNER AGENCIES AND ORGANIZATIONS

These entities provide outreach, education, and/or counseling services to prospective homebuyers:

Economic Opportunity & Community Development

Draft 4 - 19 - 05

- Portland Housing Center
- Latino Home Buying Fair
- Asian/Pacific Islander Home Buying Fair
- Black United Fund
- African American Home Buying Fair
- African American Alliance for Homeownership
- African American Homebuyer Coaches Program
- Portland Community Land Trust

Community Partners:

- Portland Development Commission
- The Housing and Community Development Commission
Homeownership Advisory Committee (HOAC)
- Fannie Mae
- Local lenders
- Oregon Department of Housing and Community Services

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The Bush Administration has challenged the nation to increase the number of minority homeowners. The Homeownership Program is committed to this goal, and has set specific numeric targets.

Regional foundations have indicated some interest in assisting the effort to close the minority homeownership gap.

Local organizations, including the African American Alliance for Homeownership, the Asian/Pacific Islander Homebuyer Fair, and the Latino Homebuyer Fair, are leveraging public funding with private donations and volunteer hours to provide services to members of their communities.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

City-wide

MONITORING

**Economic Opportunity &
Community Development**

D r a f t 0 4 – 1 9 – 0 5

Refer to Section One for a full description of our monitoring process. BHCD will monitor compliance with Federal regulations, other program requirements and comprehensive planning regulations, if applicable.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

For more information about BHCD Economic Development, please
visit our website: www.portlandonline.com/bhcd

Economic Opportunity & Community Development

Draft 4-19-05

The goal of the Community Initiatives Program is to increase citizen involvement in community problem solving by demonstrating the effectiveness of community-based initiatives in responding to community needs.

Community Initiatives

COMMUNITY INITIATIVES NEEDS

The Community Initiatives Small Grant Program is a competitive Request For Proposal program designed to support community-based responses to identified needs. One indicator of the need for this program is the number of applications that are received in each round relative to the number of projects that are able to receive funding. Since FY 1998, BHCD has received on average twice as many applications for funding as it has been able to fund. The applications in each round typically seek close to three times the amount of funds available.

Community-based solutions to community-identified problems have difficult obtaining funding. The relatively small scale of these activities renders them ineligible for most government assistance programs. Community non-profit organizations may lack capacity to apply for private grants, their mission may not coincide with local foundations' priorities, or the activities they want to pursue may be innovative and untried, and therefore unlikely to garner foundation support.

COMMUNITY INITIATIVES PROGRAM DESCRIPTION

The Community Initiatives Small Grant Program makes small one-time-only grants to community-based non-profit organizations to carry out innovative community-based projects which serve low/moderate income persons and/or neighborhoods. It supports inventive and untried models of service delivery.

The program maximizes leveraged resources. From FY 1992 to FY 2004, the program has leveraged over 145,000 hours of volunteer time. An investment of \$2.5 million has leveraged a total of almost \$4.7 million (186%).

The program demonstrates the effectiveness of community-based initiatives in responding to community needs.

The program increases citizen involvement in community problem solving. In addition, it increases partnerships between diverse interests and among community organizations.

Economic Opportunity & Community Development

D r a f t 0 4 – 1 9 – 0 5

The program provides needed services within the City of Portland to households with incomes below 50% MFI, and under-served populations.

The program supports the Bureau's Strategic Plan by supporting services that:

- increase the range of housing opportunities for low income people;
- expand opportunities for low income persons to improve their economic condition; and
- end the institution of homelessness

PROGRAM TOOLS

- small grants to service providers for program development
- technical assistance to service providers for program implementation
- training workshops for applicants
- one-on-one meeting and site visits for funded recipients

The Community Initiatives Small Grant Program provides small amounts of funding (\$12,000 maximum) and technical assistance to service providers to assist them in developing and implementing their activities. Technical assistance is provided to applicants through a training workshop and to recipients of funding through one-on-one meetings, site visits and review of materials developed.

PROGRAM SELECTION

The Community Initiatives Small Grant Program projects are selected through a competitive Request for Proposal process. A technical assistance workshop is provided for prospective applicants. Applications are reviewed for compliance by BHCD staff and reviewed and rated by a citizen selection committee. Ratings are made based on identified criteria included in the application materials. The committee recommends the projects for funding and these recommendations are reviewed and finalized by the Director of BHCD and the Commission-in-Charge.

Economic Opportunity & Community Development

D r a f t 4 - 1 9 - 0 5

PROGRAM ELIGIBILITY

Community-based non-profit organizations, and public agencies in partnership with community-based organizations, are eligible to apply for funding. Projects funded serve individuals, households, or neighborhoods that are predominantly low/moderate income.

POTENTIAL BARRIERS

Applicants that are unsuccessful in competing for Community Initiatives funds are usually those that do not have experience in the activity they wish to carry out and, therefore, do not fully understand how to develop a successful project. Due to restricted staffing resources, BHCD is only able to offer a limited technical assistance.

Some applicants are unable to communicate through the application the project they wish to implement. Occasionally, an agency serving a non-English speaking population will have difficulty in understanding the question asked in the application and do not provide adequate answers. BHCD staff work with applicants to overcome language barriers and submit the strongest possible applications.

Funded projects are rarely unsuccessful, with a success rate of almost 90%. Those that have difficulty fall into three categories:

- Projects that encounter an unforeseen difficulty and, due to limited organizational capacity to adjust to altered circumstances, have trouble responding. The loss of expected funding, insufficient volunteer assistance, or withdrawal of a project partner are typical difficulties that can derail a funded project.
- Projects with obvious flaws that were selected for a reason other than the quality of the proposal. Although these projects may have been appealing because they promised to address a pressing need, these projects begin with an increased likelihood of problems and, even with technical assistance, may have difficulty being successful.
- Projects that do not have sufficient administrative support. As a recipient of federally funds, Community Initiatives grantees must comply with certain administration and reporting requirements. The paperwork required to comply with federal regulations can be difficult for small organizations with few staff.

Economic Opportunity & Community Development

D r a f t 0 4 – 1 9 – 0 5

PARTNER AGENCIES AND ORGANIZATIONS

BHCD is the sole funder and administrator the Community Initiatives small grants program. However, projects selected for funding often feature partnerships between a variety of agencies and organizations. For example, community livability projects often partner with the Bureau of Parks and Recreation or Portland Public Schools. Public service projects typically involve more than one community group from the service area and/or agencies providing other services to the same population, such as public and private social service agencies, ethnic community organizations and local businesses and neighborhood organizations.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

There are few other funding options for the types of small community-based projects funded by the Community Initiatives Small Grant Program. Other public funding sources include METRO Enhancement grants, the Regional Arts Commission and the Parks Bureau's small grant program. These are all restricted either geographically or by type of activity. The Oregon Community Foundation makes very small community-based grants but, it too, has more restrictions on types of projects and is for very small dollar amounts. Other local foundations, such as Meyer Memorial Trust, the Collins Foundation, and local business foundations may not fund new or inexperienced agencies and/or may be more difficult for these organizations to access.

GEOGRAPHIC AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

The Community Initiatives Small Grant Program is open to agencies and activities that operate within the City of Portland if they are serving income-eligible clients. Activities serving neighborhoods are restricted to areas in which at least 51% of the residents are income eligible. These neighborhoods are primarily located in North, Northeast and Outer Southeast Portland.

Additionally, to the extent possible, the Program selects projects for funding that include services to a variety of demographic groups and segments of the community.

MONITORING

BHCD monitors Community Initiatives projects the same way it monitors other activities. All projects submit periodic progress reports, which are reviewed by the contract manager. Risk assessments and

Economic Opportunity & Community Development

D r a f t 4 - 1 9 - 0 5

desk monitoring reviews are conducted on all Community Initiatives activities. The Bureau's monitoring policy requires that at least 10% of Community Initiatives projects receive on-site monitoring each year and the Bureau usually exceeds this number. Additionally, because these are projects often being carried out by small agencies, the contract manager often maintains closer contact with these agencies than with larger more experienced contractors.

Because the duration and funding level of these projects is small, monitoring activities focus primarily on the operation of the program and quality of client service, documentation of client information (income eligibility and demographic information), eligible use of federal funds and administrative capacity.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

For more information about BHCD Economic Development, please visit our website: www.portlandonline.com/bhcd

COMMUNITY INITIATIVES PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Community Initiatives	People	\$100,000					\$100,000
Latino Network	Not Applicable	\$51,000					\$51,000
NECN - Livability	People	\$30,125					\$30,125
SEUL – Citizen Participation	People	\$45,269					\$45,269

COMMUNITY INITIATIVES OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Community Initiatives	Accessibility for the purpose of creating a suitable living environment.	Leveraged resources 190% of City funds	Leveraged resources 190% of City funds	Number of persons
Latino Network	Accessibility for the purpose of creating a suitable living environment.	Not Applicable	Not Applicable	
NECN - Livability	Accessibility for the purpose of creating a suitable living environment.	1-2 eligible neighborhoods will complete an assisted activity.	All eligible neighborhoods will complete at least one assisted activity	Number of persons
SEUL – Citizen Participation	Accessibility for the purpose of creating a suitable living environment.	Leadership development training for 20 people.	Leadership development training for 100 people.	Number of persons

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ECONOMIC OPPORTUNITY OUTCOMES/PERFORMANCE MEASURES

Project Title	Outcome One	One Year Goal	Five Year Goal	Indicator
Economic Opportunity Initiative – Job Creation	Accessibility for the purpose of creating economic opportunity.	171 participants will raise their incomes by 25%.	495 participants will raise their incomes by 25%	Number of persons
Economic Opportunity Initiative- CBDO	Accessibility for the purpose of creating economic opportunity.	123 participants will raise their incomes by 25%	315 participants will raise their incomes by 25%	Number of persons
Economic Opportunity Initiative – Microenterprise	Accessibility for the purpose of creating economic opportunity.	177 participants will raise their incomes by 25%	540 participants will raise their income by 25%	Number of persons
Worksystems Inc./Economic Opportunity - CBDO	Accessibility for the purpose of creating economic opportunity.	40 participants will raise their incomes by 25%.	200 participants will raise their incomes by 25%	Number of persons

ECONOMIC OPPORTUNITY PROJECTS

Project Title	Beneficiaries	Amount CDBG	Amount HOME	Amount ESG	Amount McKinney	Amount General Fund/HIF	Total
Economic Opportunity Initiative – Job Creation	Jobs	\$719,646				\$133,657	\$853,303
Economic Opportunity Initiative- CBDO	Jobs	\$719,645				\$133,656	\$853,301
Economic Opportunity Initiative – Microenterprise Worksystems Inc./Economic Opportunity - CBDO	Businesses	\$719,645				\$133,656	\$853,301
Worksystems Inc./Economic Opportunity - CBDO	Jobs	\$168,500					\$168,500
Worksystems Inc./Economic Opportunity – Job Creation	Jobs	\$168,500					\$168,500
Outside-In – Homeless Youth Employment	People	\$52,345				\$5,367	\$57,712

City of Gresham

Draft 4-19-05

The goal of the homeownership program is to provide stability to low- and moderate-income individuals and families.

Homeownership Program

HOMEOWNERSHIP NEEDS

In December of 2003 the Gresham Community Development and Housing Committee issued 'A Statistical Profile of Poverty in Gresham.' This document compiled data from the 2000 US Census, and compared statistical information on poverty in Gresham with data at the regional and national level. The analysis disclosed that Gresham had higher than average rates of married couple families and children under the age of 5 in poverty.

Homeownership is a proven strategy to help families build wealth. A home provides a family with an economic cushion against hard times, and can finance higher education, business start-up costs, or other avenues for economic advancement. The stability provided by home ownership is particularly beneficial to the development of children, whose education suffers when frequent moves require them to change schools.

The homeownership program is intended to address the obstacles faced by first time homebuyers, such as being able to save money for a down payment. The program also helps existing low-income homeowners maintain the livability of their homes through necessary repairs. The program provides opportunities to increase the accessibility of homes for persons with disabilities, which also serves to increase the housing opportunities for persons with disabilities when the house is sold.

HOMEOWNERSHIP PROGRAM DESCRIPTION

The program provides financial assistance to first-time low and moderate income homebuyers and assists low and moderate income homeowners to make home repairs and remove barriers to accessibility.

PROGRAM TOOLS

The Shared Appreciation Mortgages (SAM) program is for first-time homebuyers who can qualify for a home loan, but who cannot afford a modestly priced home in today's market. A SAM loan is used to bring down the first mortgage to an amount that the homebuyer's income can support. The SAM is repaid when the house is sold, or when the homebuyer no longer lives in it as a primary residence.

Owners of accessible properties are encouraged to list accessible units with www.housingconnections.org.

Draft 4-19-05

- American Dream Down payment Initiative: provides down payment assistance to first time homebuyers.
- Shared Appreciation Mortgages (SAM): provides second mortgage financing for affordable homeownership in Gresham.
- Grants to low- and moderate-income households to make their homes or apartments accessible.
- No-interest loans and/or grants for essential home repairs to low- and moderate income households.
- Development of affordable homeownership units.

PROJECT SELECTION

Gresham selects projects through an annual competitive Request for Proposals. Selection criteria are included in the RFP materials. Potential Homeownership projects are reviewed by City Staff, a Citizen Advisory Committee and a Technical Advisory Group. If an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines how best to proceed with formalizing a contractual agreement.

Several non-profit organizations have received funding in more than one round, including Mend-a-Home for home repairs and Habitat for Humanity for affordable homeownership unit development.

PROGRAM ELIGIBILITY

Low and moderate-income Gresham residents.

POTENTIAL BARRIERS

The main factors that might inhibit the success of the program are the lack of necessary funding, the increase in real estate costs, and the rising cost of new construction.

City of Gresham

Draft 4-19-05

PARTNER AGENCIES AND ORGANIZATIONS

- CITY OF GRESHAM: CONDUCTS A REVIEW PROCESS OF HOMEOWNERSHIP PROGRAMS, ADMINISTERS THE FUNDS AND MONITORS THE PROJECTS FOR COMPLIANCE.
- COMMUNITY DEVELOPMENT AND HOUSING COMMITTEE: THIS CITIZEN ADVISORY COMMITTEE PROVIDES PUBLIC INPUT ON POLICY AND PROJECT SELECTION.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The City of Gresham's homeownership program complements similar programs on a regional level, such as the City of Portland's homeownership program and Fannie Mae's homeownership program.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION).

City-wide.

MONITORING

Describe how Gresham will monitor compliance with Federal regulations, other program requirements and comprehensive planning regulations, if applicable.

Once a project is selected for implementation City of Gresham staff develops a formal contractual agreement for how to proceed. In addition, City staff provide guidance on Federal regulations such as Davis Bacon, Uniform Relocation Act and Lead Paint. All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports are provided. The City assigns a building inspector to monitor compliance with building regulations and conducts on-site monitoring of a sample of projects completed in a particular year.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Draft 4-19-05

Public Facilities

The goal of the public facilities program is to provide basic public infrastructure in low- and moderate-income areas.

PUBLIC FACILITY NEEDS

The City of Gresham has been experiencing a period of rapid growth that shows no sign of abating. To provide basic public infrastructure to accommodate the growth, Gresham must undertake capital improvements, but funding for these projects has not kept pace with the need. Within densely populated areas of the City there are substandard streets and portions of streets that are un-paved. Some City parks lack restrooms and other basic facilities. Portions of the City's water lines require upgrades in order to meet standards for water pressure and fire suppression capabilities. Many of the sub-standard public facilities are located in census tracts with a high percentage of low-income residents.

PUBLIC FACILITY PROGRAM DESCRIPTION

The public facilities program improves the living environment for low- and moderate income households by addressing issues of public health and safety at the neighborhood level.

The program can fund a variety of capital projects, including:

Street Improvements: improvements to curbs, gutters and sidewalks for safe pedestrian access throughout a neighborhood; paving of existing gravel streets; adequate lighting of the public right-of-way.

Park Improvements: construction of active and passive recreational facilities; installation of service facilities such as restrooms and water fountains.

Utility Improvements: extension and upgrades of the water system.

PROGRAM TOOLS

- Funding for capital projects

PROJECT SELECTION

City infrastructure bureaus propose infrastructure projects. These proposals are reviewed and scored with other requests for CDBG funding

City of Gresham

Draft 4-19-05

by City Staff, a Citizen Advisory Committee and a Technical Advisory Group. The Citizen Advisory Committee holds public hearings to receive testimony on all proposals, and then provides its final rankings and recommendation to the City Council. The City Council formally approves the projects at a public hearing.

PROGRAM ELIGIBILITY

Public Improvements that benefit low- and moderate-income census tracts are eligible for funding.

POTENTIAL BARRIERS

The main factor that may inhibit the success of this program is the lack of necessary funding. to carry out all the improvements that are needed to ensure that every low- and moderate-income neighborhood in Gresham has basic infrastructure.

PARTNER AGENCIES AND ORGANIZATIONS

- CITY OF GRESHAM: CONDUCTS A REVIEW PROCESS OF PUBLIC FACILITY PROJECTS, ADMINISTERS THE FUNDS AND MONITORS THE PROJECTS FOR COMPLIANCE. IN ADDITION CITY DEPARTMENTS (SUCH AS THE PARKS DEPARTMENT) ARE IN CHARGE OF IMPLEMENTING FUNDED PROJECTS.
- COMMUNITY DEVELOPMENT AND HOUSING COMMITTEE: CITIZEN ADVISORY COMMITTEE THAT PROVIDES PUBLIC INPUT ON THE SELECTION OF PUBLIC IMPROVEMENT PROJECTS.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The City of Gresham's CDBG funded Public Facilities Program complements locally-funded efforts to provide adequate public services to Gresham residents.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

City-wide.

MONITORING

Once a project is selected for implementation City of Gresham staff develops a formal contractual agreement for how to proceed. In addition, city staff provide guidance on Federal regulations such as Davis-Bacon, Uniform Relocation Act and Lead Paint. All contracts

D r a f t 4 - 1 9 - 0 5

include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If reports are not received on schedule, the City follows up with the agency.

City staff conduct an on-site monitoring visit to each public facility project during the year following completion.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

City of Gresham

Draft 4-19-05

The goal of the public service program is to assist low- and moderate-income Gresham households to obtain and maintain affordable housing, become economically self-sufficient by participating in training, employment, and wealth-building opportunities, and access essential services such as education and health care. Service programs focus primarily on senior citizens, disabled persons, and homeless households.

PUBLIC SERVICE NEEDS

In December 2003, the Gresham Community Development and Housing Committee compiled data from the 2000 US Census to create the document 'A Statistical Profile of Poverty in Gresham.' This document analyzed the statistical information on poverty in Gresham and compared it to data at the regional and national level.

The overall poverty rate in Gresham currently is 12.5%. Further statistics on poverty in Gresham reveal that there are some groups that have a disproportionately high poverty rate. 22.7% of all children under the age of 5 in Gresham live in poverty. 24.3% of people in poverty have a disability. In addition, minority communities have higher poverty rates. For example, 34.7% of those people experiencing poverty in Gresham identified themselves as being Latino/Hispanic.

The public service program is intended to assist low- and moderate-income households, and special-needs households, including homeless families, to overcome barriers to affordable housing, employment, and health and education services.

PUBLIC SERVICES PROGRAM DESCRIPTION

Gresham's Public Service program funds non-profit community-based organizations to carry out activities designed to assist low- and moderate-income households, and special-needs households, including homeless families, obtain necessary services.

The program funds transitional and long-term affordable housing opportunities, combined with social services, to low-income households in Gresham. The services are designed to assist the households in addressing and overcoming barriers to self-sufficiency, including language barriers, drug and alcohol addictions, homelessness and housing issues, budgeting, employment issues, and physical and mental disabilities.

The program also provides early childhood development services to low-

Public Services

Draft 4-19-05

income Gresham families with children aged birth through five years, who have developmental delays and disabilities.

Other program objectives are to provide bi-lingual and bi-cultural case management services and assistance to non-English speaking households; education and training to first-time homebuyers; and peer counseling and support services to low-income seniors.

- Providing funding to public service agencies to carry out programs.
- Early Childhood Development Services
- Case management services
- Peer counseling and support services

PROGRAM TOOLS

PROGRAM SELECTION

Public Service projects are selected through a competitive Request for Proposal application process. Selection criteria are included in the RFP materials. Proposals are reviewed and scored by City Staff, a Citizen Advisory Committee and a Technical Advisory Group. The Citizen Advisory Committee holds public hearings on the applications, and then provides final rankings and recommendations to the City Council. The City Council formally approves the projects in a public hearing. Once an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines how best to proceed with formalizing a contractual agreement.

These organizations have recently received funding for Public Services activities: Human Solutions, Cascadia Behavioral Health, Catholic Charities, Community Visions, and Multnomah Education Service District.

PROGRAM ELIGIBILITY

Agencies that provide services to low- and moderate-income Gresham residents may apply for funding. All programs are required to meet Federal regulations associated with the funding. Specific programs may also be required to meet additional, local eligibility requirements (i.e., funds are to be used to serve Gresham residents, only).

City of Gresham

Draft 4 - 19 - 05

POTENTIAL BARRIERS

There is not adequate funding to meet the needs for these services. Cuts to other service funding streams increase the pressure on this resource, and limit the leverage potential of CDBG-funded activities.

PARTNER AGENCIES AND ORGANIZATIONS

Community Development and Housing Committee: this citizen advisory committee provides public input on project selection.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The City of Gresham's public service program complements similar programs on a regional level, such as in the City of Portland and Multnomah County.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

City-wide.

MONITORING

Once a project is selected for implementation City of Gresham staff develops a formal contractual agreement for how to proceed. In addition, City staff provide guidance on Federal regulations such as Davis Bacon, Uniform Relocation Act and Lead Paint. All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports are provided.

For all public service providers, the City sponsors an informal meeting once a year to better coordinate services among agencies and to provide an informal forum for discussing any mutual interests or concerns. For ongoing public services staff conducts at least one on-site monitoring visit every three years.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Draft 4-19-05

Rental Housing Program

The goals of the rental-housing program are to develop a supply of housing affordable to low-income individuals and families, and to provide rent assistance to assist families that are homeless or at risk of homelessness to become stable in housing.

RENTAL HOUSING NEEDS

Please see the Housing Market Analysis at p. ____.

Housing affordability is a function of income and the rental housing market.

Gresham has few living wage jobs, so it is difficult for even hard-working residents to pay the rising costs of living. People on fixed incomes, or whose income streams have been disrupted by illness or unemployment, may have difficulty maintaining their housing arrangements. According to the 2000 Census:

Approximately ____% of Gresham households have income below 80% MFI.

Approximately ____% of Gresham households have income below 50% MFI.

Approximately ____% of Gresham households have income below 30% MFI.

Market-rate rents are too high for low-income families to afford. Many low-income Gresham households have responded to market conditions by taking on a significant rent burden, far in excess of the 30% of gross income that HUD suggests a household pay for rent and utilities.

Data from the 2000 Census compiled for Gresham indicates that:

____% of households with incomes below 80% MFI spend more than 35% of their income on rent.

____% of households with incomes below 50% MFI spend more than 35% of their income on rent, and ____% spend more than 50% of their income on rent.

____% of households with incomes below 30% spend more than 35% of their income on rent, and ____% spend more than 50% of their income on rent.

71% of all households with an income of less than \$10,000 spend 35% or more of their income on rent. Over 80% of households with incomes

City of Gresham

Draft 4-19-05

between \$10,000 and \$19,999 spend 35% or more of their income on rent. Not sure we need this. I would rather stick with the regular MFI breaks of 80%, 50%, 30%.

RENTAL HOUSING PROGRAM DESCRIPTION

The program funds the development of affordable housing opportunities for low- and moderate-income households. The program also funds community-based organizations to provide rental assistance to low-income households that are homeless or at risk of homelessness, with an emphasis on families.

PROGRAM TOOLS

- Tenant Based Rent Assistance
- Construction/Rehabilitation of Affordable Units
- Grants to individuals to remove barriers to accessibility of their homes or apartments

Tenant Based Rent Assistance: short-term rent assistance provided in cooperation with the City of Portland and Multnomah at a regional level. The City of Gresham also funds short-term rent assistance programs administered by local non-profit agencies.

Construction/Rehabilitation of Affordable Units: funding for development of new rental units at rents affordable to low- and moderate-income residents, and for the purchase and repair of existing rental units to preserve existing affordability or to increase affordability.

Property owners are encouraged to list accessible units on www.housingconnections.org.

PROJECT SELECTION

Gresham selects projects through a competitive Request for Proposals process. Selection criteria are included with RFP materials. Proposals are reviewed and scored by City Staff, a Citizen Advisory Committee and a Technical Advisory Group. The Citizen Advisory Committee holds public hearings to receive testimony on the applications and then provide their final rankings and recommendation to the City Council. The City Council formally approves the projects in a public hearing.

D r a f t 4 - 1 9 - 0 5

Once an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines how best to proceed with formalizing a contractual agreement.

PROGRAM ELIGIBILITY

Developers of rental housing affordable to low- and moderate-income households may apply for development/acquisition/rehab funds.

Agencies that serve low- income Gresham residents that are homeless or at risk of homelessness may apply for rent assistance.

POTENTIAL BARRIERS

Fewer projects may be developed because of funding cuts, the limited availability of other financing tools such as tax credits, and the continued increases in the price of real estate and the cost of construction.

Because of the rising rate of family homelessness, there is not sufficient short-term rent assistance to meet demand. In addition, some families will require support services in addition to rental assistance in order to succeed in housing. Limited funding for case-management and treatment make the rent assistance tool less effective than it could be if coupled with these services.

Many extremely low-income households, including those headed by people with serious disabilities, require long-term rent assistance. However, both project-based Section 8 and Housing Choice vouchers are in short supply. The short-term rent assistance resource is not appropriate to meet these long-term needs, but at times is the only resource available.

PARTNER AGENCIES AND ORGANIZATIONS

- Community Development and Housing Committee: this citizen advisory committee provides public input on policy and project selection.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The City of Gresham's rental-housing program complements similar programs on a regional level, such as in the City of Portland and Multnomah County. Gresham coordinates its funding cycle with the State consolidated funding cycle.

City of Gresham

Draft 4 - 19 - 05

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

City-wide.

MONITORING

Describe how Gresham will monitor compliance with Federal regulations, other program requirements and comprehensive planning regulations, if applicable.

Once a project is selected for implementation City of Gresham staff develops a formal contractual agreement for how to proceed. In addition, City staff provide guidance on Federal regulations such as Davis Bacon, Uniform Relocation Act and Lead Paint. All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports are provided.

When the City provides funding for construction of housing, it assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. After the project is completed, staff will conduct an on-site monitoring visit. On-going housing programs are monitored every two years.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Draft 4-19-05

Monitoring

Monitoring is an ongoing part of project management for the City of Gresham. The elements of Gresham's project management system include the following:

- In an effort to assist applicants with addressing all of the applicable federal regulations, the City provides a significant amount of information about relevant regulations in the funding application materials. While this information would not be sufficient for an applicant unfamiliar with the regulations, it does serve as a reminder to those who have some familiarity with the CDBG and HOME programs of the program and other requirements that they will have to meet if funded.
- The City also conducts an application workshop for all prospective applicants, at the beginning of the application period, to familiarize the applicants with the regulations and requirements associated with the CDBG and HOME programs.
- Applicants are encouraged to meet with City staff to review the federal regulations and to answer any questions the applicants may have concerning the application process. This is an opportunity to assist applicants in shaping their projects in a manner that conforms to HUD guidelines.
- City staff reviews written applications to ensure general compliance with federal regulations at this initial stage in the application process.
- After extensive review by City Staff, Citizen Advisory Committee members, and a Technical Advisory Group, if an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines how best to proceed with formalizing a contractual agreement. If the applicant is receiving funds for a service or project that they have completed successfully in a previous year, staff may simply send out a renewal contract with instructions on how to process it. If it is a new project of some complexity with a new partner, then staff may prepare checklists and have multiple meetings to ensure that the project is developed appropriately. Gresham staff provides considerable "up front" guidance on Davis Bacon, Uniform Relocation Act, Lead Paint and other related compliance issues.
- All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports be provided. Significant

City of Gresham

Draft 4 - 19 - 05

delays in reporting may result in the City delaying payment of invoices until the required reports are provided.

- At least once during the year, the City sponsors an informal meeting for all public service and housing service providers to better coordinate services among agencies and to provide an informal forum for discussing any mutual interests or concerns. Typically, part of the meeting is spent discussing contractual requirements, such as potential revisions to the reporting forms. For all housing projects for which the City provides funding for construction, the City assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor progress as well. This provides an additional level of project oversight by an individual with construction knowledge.
- The City of Gresham undertakes on-site monitoring of a sample of projects completed in a particular year. There are four parts to the review:
 1. Program compliance
 2. Project achievements
 3. Financial and grant management systems (by the City's financial staff---this staff chooses the sample that they want to monitor)
 4. Regulatory compliance
 5. A letter summarizing the results of the review and additional follow up
 6. Action, if any, is sent to the project manager.
- The following guidelines shall determine which projects shall be reviewed each year:
 1. All projects shall be reviewed during the year. At least half of the projects shall receive an on-site monitoring visit.
 2. Public facilities and housing: Each public facility or housing project must be selected for an on-site monitoring visit during the year it is completed.
 3. Ongoing public services: Successful ongoing public service projects that submit current reports should have at least one on-site monitoring visit every two years if they receive

Draft 4-19-05

more than \$25,000 in CDBG funding, or at least one on-site monitoring visit every three years if they receive \$25,000 or less in funding.

4. Innovative (one time only funding) public services: Each innovative public service project should have an on-site monitoring visit, as it receives one-time-only funding.
 5. Ongoing housing programs: Successful ongoing housing rehab programs with budgets in excess of \$20,000 that submit current reports should have at least one on-site monitoring visit every two years.
 6. Homeownership: As the City of Gresham carefully reviews every file that comes in for a loan under this program, additional monitoring is not required, as it is provided on a loan-by-loan basis.
- The City of Gresham has also initiated a process of monitoring HOME-funded projects on an ongoing basis. The City attempts to coordinate its review with other funding agencies so as to avoid duplication of effort and to reduce the burden on the project sponsor.

Multnomah County

Draft 4-19-05

The goal of the Housing Service Program is to remove barriers and create permanent, accessible, safe housing for people with disabilities, regardless of age. The Program also provides emergency home repair for very low-income homeowners that address essential maintenance projects that allow the neighborhood to remain intact, increase the supply of affordable, decent, accessible housing units in East Multnomah County, to connect homeless individuals and families with services in order to obtain decent, stable housing, and fund projects that may acquire and rehabilitate units of housing that will be affordable at or below the median family income. The Program also seeks to enhance programs that will connect services into the operation and management of the housing project.

PROGRAM NEEDS

Lack of affordable housing and maintaining existing housing has been identified as one of the top economic issues in this area. Additionally, there is an on-going shortage of affordable, accessible housing for low-income people with disabilities, including seniors.

People who own some of the existing housing in Multnomah County are the working poor or have low, fixed incomes. Often they are unable to afford needed repairs, which over time can make their home unsafe and/or unhealthy for the occupants.

Oregon has one of the largest senior populations in the country. Lack of suitable housing could compel seniors and those with disabilities into institutional living that could diminish both the quality and length of their lives. Addressing housing rehabilitation for accessibility and/or safety reaches out to persons with special needs, enabling them to live in dignity and independence.

PROGRAM DESCRIPTION

The Housing Services programs improve the quality and quantity of affordable housing for low and moderate-income people and provides appropriate housing opportunities for special needs households.

Housing Services

Draft 4-19-05

PROGRAM TOOLS

- Markets the program with appropriate social service agencies serving those in the unincorporated areas of Multnomah County and with the local media.
- Facilitates the development of low-income rental units, utilizing a public/private partnership approach.
- Provides grants to homeowners and renters to retrofit with accessibility features and rehabilitate their homes allowing them to remain in their homes and avoid institutionalization.
- Encourages owners to maintain the accessible features for future tenants.

PROGRAM SELECTION

Activities are rated by a stakeholder advisory panel on a competitive basis according to specific selection criteria designed to solicit local strategies. Staff review and rate project proposals for use by that panel based on the needs and policies identified in the plan.

PROGRAM ELIGIBILITY

Low and moderate-income persons with disabilities or who are homeless or at risk of homelessness.

POTENTIAL BARRIERS

- Lack of available funds in the proportion to those eligible for services who need services
- Social Services cutbacks

PARTNER AGENCIES AND ORGANIZATIONS

Unlimited Choices Inc.

Mend-a-Home program – home repair and rehab for low-income homeowners

Adapt-a-Home program – accessible housing for low-income people

Multnomah County

D r a f t 4 - 1 9 - 0 5

with disabilities

Human Solutions, Inc.

Acquisition and rehabilitation of obsolete poorly functioning units to transform them into energy-efficient, affordable housing.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Programs align with 10-Year Plan to end Homelessness by focusing on keeping people housed through improving and maintaining existing affordable housing stock. In addition, through the countywide housing consortium, separate jurisdictions combine resources to jointly achieve mutual projects and goals.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

East Multnomah County

MONITORING

Site visits are carried out throughout the program year to gather information about how programs are delivered and how each project ensures people were income qualified and that all program components are in compliance with HUD requirements.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Draft 4-19-05

The goal of the Neighborhood Revitalization program is to increase the safety and livability of neighborhoods in low to moderate-income areas in East Multnomah County.

NEIGHBORHOOD REVITALIZATION NEEDS

The small cities of East Multnomah County recognize the importance of continued enhancement to city community centers, parks, and landscapes in order to continue the stabilization and revitalization efforts of low-income neighborhoods. A large majority of citizens living in this area qualify at the low to moderate income level.

In the City of Wood Village, over 65% of households live in apartments, duplexes, condominiums, or mobile homes. Many of these residences do not have recreation equipment for children to play on or facilities for adults to gather and socialize. Wood Village has only one park that is used by many of the residents as well as non-residents from neighboring communities. Portions of the park are ADA accessible but the majority of areas are not. The Neighborhood Revitalization program is able to improve access to quality public and private facilities and services as well as revitalization of deteriorating neighborhoods.

The Old Town area in the City of Fairview provides most of the affordable single-family housing as well as the largest public housing facilities in the city. The majority of the citizens who are at the low to moderate income level reside in this area and a recent demographic analysis found that the Old Town area is populated by families with young children. The City is committed to maintain the affordability of the housing in this neighborhood with increased community amenities making it a livable, vital part of the entire city. The Community Center in the Old Town neighborhood of Fairview is a local facility that is convenient for a wide variety of meetings and community needs. A plaza area, construction of a street, additional parking, ADA wheelchair ramps, lighting and landscaping are some amenities that the Neighborhood Revitalization program is able to provide.

The Neighborhood Revitalization program provides opportunity for improving the safety and livability of neighborhoods to create a more suitable living environment as well as restoring and preserving properties of special historic and aesthetic value.

The program helps overcome a lack of accessibility in public and private facilities, lack of park and play areas in community, and community facilities run down and in disrepair

Multnomah County

Draft 4-19-05

PROGRAM DESCRIPTION

This program addresses a lack of physical public facilities that results in unsafe or undesirable conditions in an identifiable neighborhood area or small city. This includes substandard streets, public facilities, or utilities in predominately low to moderate-income areas.

PROGRAM TOOLS

- Coordinate efforts and increase opportunities to develop suitable living environment in communities.
- Seek community involvement.
- Identify and acknowledge local needs and move ahead to address issues.
- Give technical assistance to implement plan.

PROGRAM SELECTION

Activities are rated by a stakeholder advisory panel on a competitive basis according to specific selection criteria designed to solicit local strategies. Staff review and rate project proposals for use by that panel based on the needs and policies identified in the plan.

PROGRAM ELIGIBILITY

Programs sponsors must provide services in East Multnomah County neighborhoods where residents are principally at low and moderate income level and be non-profit organizations.

POTENTIAL BARRIERS

Lack of available funds in the proportion to those eligible for services who need services.

PARTNER AGENCIES AND ORGANIZATIONS

Projects are funded directly through the local cities in East Multnomah County.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Multnomah County

D r a f t 4 - 1 9 - 0 5

The importance of developing and maintaining viable urban communities has been acknowledged on a national, regional and local area. Investment in revitalizing neighborhoods helps to create a sense of place and pride in community, promotes economic development, and reduces crime.

In addition, through the countywide housing consortium, separate jurisdictions combine resources to jointly achieve mutual projects and goals.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Primarily East Multnomah County.

MONITORING

Site visits are carried out throughout the program year to gather information about how programs are delivered and how each project ensures people were income qualified and that all program components are in compliance with HUD requirements.

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Multnomah County

Draft 4 - 19 - 05

The goal of Public Services is to provide essential social or health services for low and moderate-income persons not currently being served by other sources.

Pulbic Service

PUBLIC SERVICES NEEDS

Beneficiaries of these public services are low-income people who are victims of housing discrimination based on race, color, national origin, religion, sex, disability, family status, marital status, or source of income. There has been an increase in requests from persons with disabilities who need reasonable accommodations from their housing provider to obtain or retain housing. Additionally, there is a lack of social and health services for those who are homeless or in risk of homelessness.

The program helps overcome, housing discrimination, fair housing issues, unlawful eviction, lack of legal counsel, lack of housing, childcare needs, and the social or health services needs.

PROGRAM DESCRIPTION

This program supports an emergency services network designed to address basic needs of people in crisis, assisting them to stabilize and become self-sufficient. This may include job skills training, childcare, health services, housing, recreation, drug abuse recovery, education, counseling, and services related to crime prevention and energy conservation.

PROGRAM TOOLS

Draft 4-19-05

- Link residents with appropriate community services while assisting homeless persons to obtain stable affordable housing
- Promote public services dealing with employment
- Assist with programs that provide education and job training skills
- Provide fair housing education, outreach, and enforcement
- Provide housing counseling and habitability services to low-income and special needs households to prevent homelessness
- Promote citizen training/education programs include home protection, home ownership, and how to be involved in public decision processes
- Provide childcare services
- Provide basic health and dental maintenance services
- Provide support services to persons with physical and mental disabilities

PROGRAM SELECTION

Activities are rated by a stakeholder advisory panel on a competitive basis according to specific selection criteria designed to solicit local strategies. Staff review and rate project proposals for use by that panel based on the needs and policies identified in the plan.

PROGRAM ELIGIBILITY

Project sponsors must serve low to moderate-income families and individuals in east Multnomah County in need health or social services and be non-profit organizations.

POTENTIAL BARRIERS

- Lack of available funds in the proportion to those eligible for services who need services
- Social Services cutbacks
- Reaching those people who do not actively seek out services because of language barriers or accessibility issues.

Multnomah County

Draft 4 - 19 - 05

PARTNER AGENCIES AND ORGANIZATIONS

Legal Aid Services of Oregon

Provides paralegal advice and attorney assistance to low-income clients with housing discrimination complaints as well as displacement, eviction, unlawful exclusions and habitability needs. Clients are provided with information and referral, individual representation, as well as some community education and outreach.

Fair Housing Council of Oregon

Provides fair housing services, including outreach, education, and enforcement to east Multnomah County. They coordinate outreach, training, and enforcements with Legal Aid Services of Oregon and other agencies.

HUMAN SOLUTIONS INC.

Provides transitional housing services and childcare while providing skill building training.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Low-income households have rights to access housing and be treated with dignity and respect. When those rights are violated, the importance of having the legal support necessary to defend themselves is critical to the community as a whole. This has been acknowledged on a national, regional and local area basis.

In addition, through the countywide housing consortium, separate jurisdictions combine resources to jointly achieve mutual projects and goals.

GEOGRAPHIC SERVICE AREA (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION)

Primarily East Multnomah County.

MONITORING

Site visits are carried out throughout the program year to gather information about how programs are delivered and how each project ensures people were income qualified and that all program components are in compliance with HUD requirements.

Multnomah County

D r a f t 4 - 1 9 - 0 5

OUTCOMES AND MEASURES

Information and program outcomes to follow.

Multnomah County

D r a f t 4 - 1 9 - 0 5

CITY OF GRESHAM COMMUNITY REVITALIZATION PROGRAM FY 05-06

Project	Contractor	Description	Funding Source	Funding Amount
Adapt-A-Home	Unlimited Choices	Removal of barriers to create accessible housing for approximately 45 low-income Gresham households with physical disabilities	CDBG	\$90,000
Mend-A-Home	Unlimited Choices	Provision of emergency home repair to very low- and low-income owner occupied housing	CDBG	\$80,000
Raintree Apartments	Human Solutions	Acquisition of an existing apartment complex within the Rockwood neighborhood for the rehabilitation and preservation of existing affordable housing Total project cost: \$3,455,013	CDBG	\$275,000
Rental Assistance	Housing Authority of Portland	Provision of administrative costs for one-time housing for approximately 45 low-income Gresham households	CDBG	\$8,886

MULTNOMAH COUNTY ANNUAL ACTION PLAN FY 05-06

Project Title	Contractor	Description	Funding Source	Funding Amount
ADA Accessible Touch & Smell Garden	City of Wood Village	Providing public garden space with access for those with disabilities	CDBG	\$9,775
Community Center	City of Fairview	Interior remodel of public space	CDBG	\$94,000
Housing Assistance Project	Legal Aid Services of Oregon	Legal advice and counsel regarding landlord/tenant dispute for approximately 45 low-income residents in East County	CDBG	\$4,600
Fair Housing Project	Legal Aid Services of Oregon	Paralegal advice and attorney assistance including community education and outreach in support of civil rights housing	CDBG	\$8,000
Fair Housing Enforcement	Fair Housing Council of Oregon	Housing discrimination enforcement, outreach and training	CDBG	\$3,162
Transitional Housing Program	Human Solutions, Inc.	Housing units (10) and childcare for homeless families living at Willowtree	CDBG	\$31,474
Adapt-A-Home	Unlimited Choices	Removal of barriers to create accessible housing for approximately 45 low-income East County households with physical disabilities	CDBG	\$65,000
Mend-A-Home	Unlimited Choices	Provision of emergency home repair to very low- and low-income owner occupied housing	CDBG	\$55,000
General Administration	Multnomah County	Administrative / staff support for CDBG programs and general oversight of projects	CDBG	\$66,269
Housing & Community Development Commission	City of Portland, BHCD	Administrative / staff support of the HCDC and the Con/Action Plan	CDBG	\$16,712

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ANNUAL RESOURCES TABLE FY 2005-06

Draft 4-19-05

Resources	Portland	Multnomah Co.	Gresham	Total
HOME				
Entitlement	\$3,800,581	\$175,808	\$625,913	\$4,602,302
Program Income	\$440,000	\$0	\$0	\$440,000
ADDI	\$145,496	\$6,730	\$23,962	\$176,188
Carry Over	\$0	\$0	\$0	\$0
CDBG				
Entitlement	\$11,488,646	\$339,653	\$1,010,783	\$12,839,082
Program Income	\$1,880,000	\$0	\$0	\$1,880,000
PLPA	\$0	\$0	\$0	\$0
Carry Over	\$1,850,000	\$0	\$0	\$1,850,000
Emergency Shelter Grant (ESG)	\$442,751	\$0	\$0	\$442,751
HOPWA (6 county metro area)1	\$949,000	\$0	\$0	\$949,000
EDI	\$0	\$0	\$0	\$0
Regional Housing Affordability Pilot	\$0	\$0	\$0	\$0
Lead Based Paint Grant	\$1,178,000	\$0	\$0	\$1,178,000
Carry Over	\$0	\$0	\$0	\$0
Housing Counseling	\$0	\$0	\$0	\$0
CSH Grant	\$219,087	\$0	\$0	\$219,087
NW Areas Foundation	\$300,000	\$0	\$0	\$300,000
Youthbuild	\$0	\$0	\$0	\$0
Carry Over	\$400,000	\$0	\$0	\$400,000
McKinney Homeless Assistance	\$5,049,613	\$0	\$0	\$5,049,613
Housing Authority of Portland	\$0	\$49,460,519	\$0	\$49,460,519
Section 8	\$0	\$6,785,712	\$0	\$6,785,712
Public Housing Operating Grant	\$0	\$4,681,549	\$0	\$4,681,549
Public Housing Capital Grant	\$0	\$4,447,568	\$0	\$4,447,568
Public Housing Tenant Rents	\$0	\$0	\$0	\$0

ANNUAL RESOURCES TABLE FY 2005-06

Draft 4-19-05

Resources	Portland	Multnomah Co	Gresham	Total
Drug Elimination	\$0	\$487,726	\$0	\$487,726
Congregate Supportive Housing	\$0	\$45,000	\$0	\$45,000
EDSS Supportive Services	\$0	\$144,000	\$0	\$144,000
Apprenticeship Program	\$0	\$687,868	\$0	\$687,868
ROSS-Homeownership Program (GOALS)	\$0	\$215,642	\$0	\$215,642
Service Coordinators	\$0	\$83,312	\$0	\$83,312
ROSS Neighborhood Networks	\$0	\$0	\$0	\$0
Other Local	\$2,717,350	\$0	\$0	\$2,717,350
General Fund	\$0	\$0	\$0	\$0
General Fund Special Appropriations	\$0	\$0	\$500,000	\$500,000
Tax Foreclosed Properties	\$0	\$0	\$0	\$0
Brownfields	\$443,000	\$0	\$0	\$443,000
Water Bureau Lead Abatement	\$982,122	\$0	\$0	\$982,122
Housing Investment Fund	\$300,000	\$0	\$0	\$300,000
PILOT	\$0	\$0	\$500,000	\$500,000

1 HOPWA funds are administered by the City of Portland on behalf of the seven-county Portland EMA.

2 This Economic Development Initiative grant is for the Portland-Vancouver Regional Housing Affordability Pilot Program. The funds are administered by the City of Portland on behalf of the following jurisdictions: Cities of Portland, Beaverton, Hillsboro, Gresham, and Vancouver, WA; Counties of Multnomah, Clackamas, Washington and Clark, WA; and the local Public Housing Authorities for Multnomah, Washington, Clackamas and Clark Counties. These funds are not included in BHCD's annual operating budget. Approximately \$245,000 is available for the Pilot Program. The majority of these funds have been committed to specific projects.

BHCD has applied for \$2 million in BEDI grant funds and \$26 million in 108 loan funds on behalf of Siltronic's potential expansion. Both grant and loan are contingent upon HUD approval and Siltronic's decision to proceed.