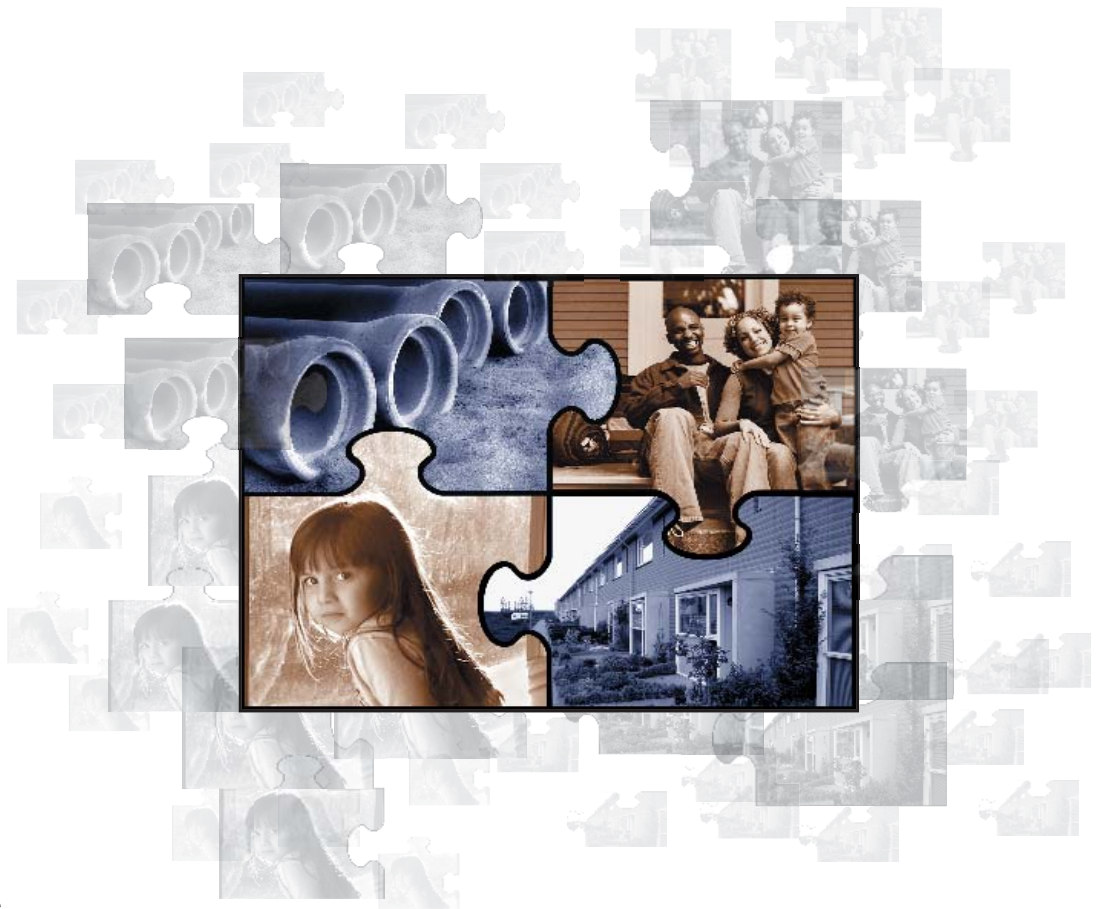


Consolidated Plan **DRAFT**

Action Plans



2006
—
2007

Funded by HUD



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Section One

Introduction & Overview

Introduction & Overview

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 2006-07 represents the second Action Plan in the 2005-2010 five-year cycle of coordinated planning 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 Income¹ (MFI). 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.

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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)

The cities of Portland, 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 & Overview

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 (ADDI), 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 in Washington. Portland works closely with the other jurisdictions in planning and allocating 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 Action Plan also describes how other sources of federal, state, local, and private funds contribute to the overall strategies adopted in the Plan.

Introduction & Overview

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 county-wide plan development to the Housing and Community Development Commission (HCDC).

INTER-AGENCY AND JURISDICTIONAL CONSULTATION THROUGH HCDC

The Action Plans development process for Fiscal Year 2006-07 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 county-wide 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. 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

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 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 Department of School and Community Partnerships, and Gresham's Community Development Department. In addition, extensive consultation was undertaken with the Oregon Department of Housing and Community Services, Metro regional government, the surrounding counties (Clark, Clackamas and Washington), social service agencies in Multnomah County, nonprofit developers, and service organizations.

Introduction & Overview

REQUIRED CONSULTATION FOR THE ANNUAL ACTION PLANS

In preparing the Action Plan, the Portland Consortium consulted with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons). These consultations occurred in the course of regularly-occurring meetings of the HCDC Special Needs Committee, the Special Needs Families Work Group, and the Coordinating Committee of the local Ten-Year Plan to End Homelessness. Membership in those groups include both housing and service providers, the Housing Authority of Portland, homeless persons, people with disabilities, and organizations that provide services to homeless families, people with alcohol or drug addictions, people with developmental disabilities, HIV affected families, the elderly, homeless adults, children and families, and people with mental illness. Many provided additional testimony at the public hearings. (Please see Appendix B.)

The Consortium has also consulted with neighboring counties about its plans in a variety of forums, including the Regional Housing Managers Work Group.

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 Department 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.

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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
Ecumenical Ministries of Oregon	Shared housing, advocacy, and a key partner in the 10-Year Plan to End Homelessness	Low-income households
Enterprise Foundation	Technical assistance for neighborhood and non-profit developers, predevelopment loans	80% MFI or below
Equity Investors	Equity participation as owner or joint venture partner for housing developments, tax credit investments	Low-income people 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 households

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PARTNER ORGANIZATIONS AND AGENCIES

Organization/ Agency	Product	Market Segment
Federal National Mortgage Association (FNMA)	Conduit for single family and multi-family loans	Low- and moderate-income households
For-Profit Developers	Most single- and multi-family housing developments	All, but primarily households at or 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 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
Government National Mortgage Association	Conduit for single family and multi-family loans	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
Housing and Community Development Commission	Policy recommendations	Very low-, low- and moderate-income households
Housing Authority of Portland (HAP)	Affordable housing in Multnomah County, Public Housing, HOPE VI, Section 8 programs, bonding capacity	Very low- and low-income rental housing, limited low-income homeownership
Housing Development Center (HDC)	Technical assistance with affordable housing development	Low- and moderate-income housing

Introduction & Overview

PARTNER ORGANIZATIONS AND AGENCIES (CONTINUED)

Organization/ Agency	Product	Market Segment
JOIN	Non-profit agency linking private landlords with chronically homeless individuals and families	Homeless individuals and families
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 Department of School and Community Partnerships (DSCP)	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
Neighborhood Partnership Fund	Technical assistance to local non-profit CDCs	80% MFI and below

Introduction & Overview

PARTNER ORGANIZATIONS AND AGENCIES (CONTINUED)

Organization/ Agency	Product	Market Segment
Network for Oregon Affordable Housing (NOAH)	Line of credit for working capital, bridge and construction loans.	Primarily below 80% MFI
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, economic development activities, community development, homeless persons
Portland Bureau of Planning (BOP)	Long range policy and Comprehensive Plan, neighborhood and community planning, administration of tax abatement programs	All
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 (PHC)	Information, education, and counseling for prospective homeowners and renters, financial services products	Low- and moderate-income people
Portland Proposal Review and Project Advisory Committee	Economic Opportunity Initiative project selection and policy recommendations	Low-income people
State of Oregon Housing and Community Services (HCS)	Permanent financing via bonds, gap funding via the Housing Trust Fund, Oregon and Federal Low-Income Tax Credits	Very low- and low-income rental and homeownership

Introduction & Overview

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 the 2005-2010 Consolidated Plan in Appendix B, Citizen Participation Plan. This Appendix describes the scope of public participation activities conducted for this Plan.

The Portland Consortium held public hearings that Multnomah County residents participated in. Comments were accepted at six public hearings as well as by mail, phone and e-mail. Translation services were provided. Separate focus groups were held with members of the Native American and Asian American communities.

THE ROLE OF ADVISORY BOARDS

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 homeownership 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.² 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 the McKinney Homeless Assistance grant.

Introduction & Overview

THE PUBLIC PROCESS FOR THIS PLANNING CYCLE

Date	Event
January 4, 2006	The public needs hearing for the FY 2006-07 Action Plans.
February 1, 2006	The public hearing review of the Principles and Priorities to guide the Plan. HCDC voted to keep the current Principles and Priorities.
March 30, 2006	The first draft of the FY 2006-07 Action Plans is released to the public for a 30-day public comment period.
April 5, 2006	The first hearing of the draft FY 2006-07 Action Plans for comment at the regularly scheduled HCDC meeting.
May 3, 2006	The second hearing of the FY 2006-07 Action Plans. HCDC voted to adopt the Action Plans.
April - May 2006	The City Councils of Portland and Gresham and the Multnomah County Board of Commissioners held hearings to consider the adoption of each jurisdiction's FY 2006-07 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 are encouraged to solicit quotes from minority and women-owned business enterprises.

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 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 20% 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,

Introduction & Overview

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: CDBG, ESG, HOME AND HOPWA

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 providing technical assistance to contract managers as needed.

Internal file review consists of completion of the 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, and complying with contractual requirements and

Introduction & Overview

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

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.

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 subrecipients 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 duplication and reduce burden on project sponsors. A letter is sent to project manager 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.

Introduction & Overview

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:

- 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 CDBG and HOME 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

Introduction & Overview

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:

- Public facilities and housing: Each public facility or housing project must be selected for an on-site monitoring visit

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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 2006, the area media family income (MFI) for a four-person household in the Portland Metropolitan Statistical Area is \$66,900. 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. HUD held 30%, 50%, and 80% MFI's harmless and did not reduce them from the 2005 value, as they did with the 100% MFI.

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

Priorities and Principles Action Plan FY 2006-07

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.

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 One, and the least to Priority Three. Within each priority, programs shall focus on populations with the greatest barriers.

***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.**

Priorities and Principles Action Plan FY 2006-07

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.

Priorities and Principles Action Plan FY 2006-07

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;
- b. People who have special needs (severe mental illness, serious physical disabilities, developmental disabilities**, addiction disorders or more than one of these disabilities);

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.

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

Priorities and Principles Action Plan FY 2006-07

- 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.

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

Priorities and Principles Action Plan FY 2006-07

- 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, homeownership programs and cooperative ownership arrangements.

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

Priorities and Principles Action Plan FY 2006-07

- 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.

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

Section Two

Needs Assessments

update to come ...

Housing

The goal of the program is to provide affordable housing to People Living with HIV/AIDS (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

The Portland Eligible Metropolitan Statistical Area (EMSA) has received direct allocations of HOPWA funds annually from HUD since 1994, when the cumulative number of AIDS cases diagnosed within its boundaries first exceeded 1,500. HUD has expanded the boundaries of the Portland EMSA over the years, to include seven adjoining counties in Northwest Oregon and Southwest Washington.

HOPWA funds are intended to address the housing and housing-related service needs of PLWH/A. The National AIDS Housing Coalition has recently released a groundbreaking study, *Housing is the Foundation of HIV Prevention and Treatment*, concluding that housing helps reduce the risk of HIV/AIDS and increases access to needed medical care. For further detail, see <http://www.nationalaidshousing.org>.

The study supports the development and implementation of a new HIV prevention and care strategy in the United States, based upon the proven effectiveness of and primary importance of housing as a structural HIV prevention and treatment intervention. Among its many findings, the study confirmed that homelessness places people at heightened risk of HIV infection.

AIDS advocates have long held that stable housing is the cornerstone of HIV/AIDS treatment, because it is a necessary pre-condition for good self-care. In the HIV world, elaborate medication regimens require that PLWH/A refrigerate medications and administer them in accordance with a strict schedule. Moreover, stable housing contributes to sobriety or a decrease in substance abuse.

Some PLWH/A find that, once they have permanent housing, they are able to return to productive work and social activities.

The Multnomah County Health Department's Health Assessment and Evaluation group report as of December 31, 2004, an estimated 3,665 individuals with HIV/AIDS lived in the Portland EMSA. This number

HOPWA

Housing

included 2,083 people living with a diagnosis of AIDS (PLWA) and 1,652 people living with HIV, who are HIV positive but whose disease does not meet the diagnostic criteria for AIDS (PLWH). 383 new AIDS cases were reported during 2003 and 2004, a 2.1% increase over the previous two-year reporting period.

Because the CDC estimates that 25% of people infected with HIV are unaware of their HIV status, the true number of PLWH in the EMSA is probably closer to 4,618.

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



HIV appears to be increasingly affecting communities of color within parts of the Portland EMSA. The increase is particularly marked among African Americans and Hispanics. In Clark County, for example, the proportion of cases diagnosed in persons of color increased from 17.1% in 1990 to 39.6% in 2004. Minority PLWH/A tend to be lower income, are more likely to be part of a larger household, and face greater discrimination when seeking housing.

African Americans account for 8.1% of all reported living AIDS cases (through 12/31/04), but make up 9.7% of new AIDS cases, and 9.5% of persons living with HIV that has not progressed to AIDS. Hispanics account for 8.8% of all reported living AIDS cases, but make up 11.5% of new AIDS cases and 7.4% of those living with HIV. This demographic change means that it is increasingly important to ensure that all service providers are culturally competent. In some cases, using culturally specific providers may be preferable.

HIV also appears to be increasingly affecting women. For example, in Clark County, women made up 6% of cases in 1990 and 16.2% in 2004. As a consequence, more households with children are affected. This presents unique challenges to HIV/AIDS service providers. The household income for women with HIV is lower than that of men with HIV, and women have larger households than men do, on average. Although there is a shortage of affordable units of any size, affordable units large enough to accommodate a family are even harder to come by. In addition to handling the standard issues of mental illness and drug & alcohol problems, families must also arrange childcare, transportation, schools, etc. As many of the families are African or Latino, they face additional language and cultural barriers.

Conversely, the proportion of men diagnosed with HIV/AIDS who are at risk as a result of sexual contact with men dropped from 84.4% in 1990 to 61.1% in 2004. This reduces the number of PLWH/A whose housing needs may be met by single occupancy units.

Housing

Text description of table here ...

Race/ethnicity for Census Comparison	Clackamas HIV/AIDS		Clark HIV/AIDS		Columbia HIV/AIDS		Multnomah HIV/AIDS		Washington HIV/AIDS		Yamhill HIV/AIDS		Skamania HIV/AIDS		EMA HIV/AIDS	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Hispanic	17	7.7	22	6.0	2	8.7	187	7.0	55	17.2	11	24.4			294	8
American Indian/Alaskan Native	5	2.3	3	0.8	0	0.0	29	1.1	0	0.0	0	0.0			37	1
Asian	1	0.5	8	2.2	0	0.0	30	1.1	5	1.6	0	0.0			44	1.2
Black/African American	12	5.4	34	9.3	0	0.0	247	9.2	22	6.9	2	4.4			317	8.7
Native Hawaiian/Pacific Islander	1	0.5	0	0.0	0	0.0	6	0.2	1	0.3	0	0.0			8	0.2
White	185	83.3	294	80.3	21	91.3	2,173	81.1	235	73.7	32	71.1	2		2,940	80.4
Multiracial	0	0.0	1	0.3	0	0.0	6	0.2	0	0.0	0	0.0			7	0.2
Unknown	0	0.0	4	1.1	0	0.0	3	0.1	0	0.0	0	0.0			7	0.2
Total	222	100.0	366	100.0	23	100.0	2,681	100.0	319	100.0	45	100.0	2	100.0	3656	100
Sex	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Male	184	82.9	291	79.5	20	87.0	2421	90.3	264	82.8	38	84.4	2		3218	88
Female	37	16.7	76	20.8	3	13.0	259	9.7	54	16.9	7	15.6			436	11.9
Total	222	100.0	366	100.0	23	100.0	2,681	100.0	319	100.0	45	100.0	2	100.0	3656	100

Summary: Estimates of People Living with HIV and AIDS Aware of their Status as of 12/31/2004

Source: HIV/AIDS Reporting System (HARS), data extract 7/1/2005 Capizzi

Data was not adjusted for reporting delay. Data was adjusted by the estimated proportion of cases not reported to HIV/AIDS Surveillance based on a comparison of HARS and the CAREAssist database (Oregon ADAP). Data in this summary represents HIV/AIDS statistics which have been adjusted to estimate the number of aware (tested confidentially) PLWHA

A larger percentage of the people accessing HIV/AIDS services and housing have histories of homelessness, mental illness, and chemical dependency. Experience has shown that, to achieve and maintain housing stability, they will need services that address their issues comprehensively and holistically.

People Living with HIV/AIDS (PLWH/A) suffer from a number of co-occurring disorders at a much higher rate than the general population in the EMSA. 25% of PLWH/A have Hepatitis C, compared to 1.8% of the general population. 18.9% of PLWH are injection drug users, a rate ten times higher than the rate for the general population. 18.4% of PLWH/A suffer from severe chronic mental illness, an incidence rate three times greater than the general population. 58.5% of PLWH/A are affected with some mental illness, a troubling statistic because mental illness can affect a person's adherence to HIV treatment regimens. 16.7% of PLWH/A experience homelessness at least once during a 12-month period, a rate ten times that of the general population.

Housing

Illicit drug use and a shortage of treatment are huge issues in Oregon, where 90% of the PLWH/A in the Consortium reside. Oregon has been consistently among the top quartile of states in rates of illicit drug use within the past month in the National Surveys on Drug Use and Health. During 2002–2003, Oregon ranked 13th highest among 50 states and the District of Columbia in rate of persons needing but unable to find treatment for illicit drug abuse.

A person with AIDS qualifies for social security disability benefits, however the process takes approximately 3 years to be approved.



PLWH/A and their households tend to have very low incomes. PLWH/A may not be healthy enough to work full-time or to work steadily. In addition, PLWH/A may face discrimination in obtaining or maintaining employment. Having HIV does not automatically qualify a person for social security disability benefits, so PLWH frequently have no income. In contrast, a person with AIDS is eligible to receive social security disability benefits. However, an application process can take up to 3 years to be approved. 75.7% PLWH/A in the Portland EMSA have household incomes below the federal poverty level (roughly equivalent to 17% MFI).

PLWH/A also typically have high medical expenses. As a group, they are less likely to have private health insurance to meet these expenses. Unless they have secured long-term rent assistance (e.g. a Section 8 voucher), a public housing unit, or a HOPWA unit, PLWH/A are not going to be well equipped to compete in the housing market.

Although demand by PLWH/A for affordable housing is strong, the supply is very limited. This Consolidated Plan documents a shortfall of more than 13,000 units between the number of household with incomes below 30% MFI, and the number of units affordable to them. Units at fair market rent are too expensive for the average PLWH/A to afford, using the HUD guideline on affordability that no more than 30% of a household's income should go to rent and utilities. The purpose of this guideline is to ensure that a household has enough money after rent to pay for food, health care, and other necessities.

HOUSEHOLD INCOME FOR SSI RECIPIENT	AMOUNT AVAILABLE MONTHLY FOR RENT AND UTILITIES	MONTHLY FAIR MARKET RENT FOR STUDIO	GAP	MONTHLY FAIR MARKET RENT FOR ONE-BEDROOM UNIT	GAP
\$563	\$169	\$539	\$370	\$625	\$456

Housing

A comparison between what an SSI recipient can afford to pay and current fair market rents.

As this chart shows, a PLWH/A on SSI would have to spend almost 100% of his/her income on housing to afford even a studio at Fair Market Rent. Even if the PLWH/A has found below-market housing, these numbers suggest that the PLWH/A must spend up to 60% of monthly income on rent, an intolerable rent burden that creates a significant risk of homelessness. A rent-burdened PLWH/A must routinely choose between paying rent and purchasing food, health care, and other necessities.

Beyond considerations of affordability, there is a general lack of medically appropriate housing units and a severe lack of permanent supportive housing units dedicated to people with HIV/AIDS.

As a consequence of household poverty and limited housing resources available to PLWH/A, an estimated one-third to one-half of PLWA are either homeless or so rent-burdened that they are at risk of losing their homes.

Need text about table here.

LOCATION	# OF PROJECTS	# OF UNITS	NUMBER OF BEDROOMS					ADDITIONAL INFORMATION
			STUDIO	1	2	3	4	
NE Portland, OR	5	46	30	8	2	5	1	Alcohol and drug free, PB Section 8
N & NE Portland, OR	9 scattered site	9		1	8			Houses
SE Portland, OR	3	28		12		2	1	Family units, sub-acute care
SW Portland, OR	3	20	6	8	4	2		PB Section 8, Mental Health
Gresham & Troutdale, OR	2	17		6	3			
Clackamas County, OR	1	5		5				Adult foster care
Washington County, OR	2	20		13	4	3		Shelter + Care
Clark County, WA	2	6		2			1	Floating Units
TOTAL	27	149	36	55	21	12	3	

Housing

The next Table shows the estimated number of PLWH/A at each level of household income, and provides information about the size of their households, the amount of rent they can afford, and the amount of subsidy they would need to afford a one-bedroom unit at the 2006 Fair Market Rent. The MFI percentages corresponding to each income category are shown.

	Estimated Total PLWH/A*	Estimated # of Adults with HIV AIDS			Maximum Monthly Income ‡	Maximum Affordable Rent at 30% of Gross Household Income §§	Minimum Annual Subsidy Needed for One-Bedroom Apartment at FMR of \$625^
		Estimated Total	NOT Living Alone***	Living Alone***			
Portland EMA Total	4,618	4,572	1,372	3,200			
Income < \$25,000 <52% MFI 272% FPL	3,325	3,292	988	2,304	\$2,083	\$625	\$0
Income \$10,000 to \$25,000 21%-52% MFI 109%-272% FPL	1,201	1,189	357	832	\$1,458	\$438	\$2,244
Income < \$10,000 below 21% MFI Below 109% FPL	2,124	2,103	631	1,472	\$833	\$250	\$4,500

*Mathematica Policy Research, Inc., Personal Correspondence with AIDS Housing of Washington, February 5, 2005.

**It is estimated that 99 percent of all people living with HIV/AIDS are adults over the age of 19.

***It is estimated that 70 percent of people living with HIV/AIDS live alone, while 30 percent live with other people.

‡Calculations for those with incomes "<\$25,000" and "<\$10,000" are based on the highest income level within that category. For those with incomes "between \$10,000 and \$25,000" annually a midpoint income of \$17,500 annually is used.

§§HUD has established the guideline that housing is affordable if the household spends no more than 30 percent of its adjusted gross household income on rent and utilities combined.

^Subsidies needed are calculated as the difference between affordable rent and HUD established Fair Market Rent (FMR). FMRs for FY 2004 are as follows: Studio: \$539, One-bedroom: \$625, Two-bedroom: \$723, Three-bedroom: \$1,053, Four-bedroom: \$1,265. Source: <http://www.portlandonline.com/shared/cfm/image.cfm?id=76483>.

Accessed 10-26-05. MFI and FPL percentages listed are for a single person household.

The next table compares the need for housing assistance with the HIV/AIDS-dedicated resources currently available in the community. These resources include both units/beds financed by HOPWA, and HOPWA formula funding available for rent assistance or rent buy-down. (See the previous table for additional data about estimated need.)

Housing

HOPWA PROGRAM DESCRIPTION

HOPWA grant funds allow EMSAs to design and implement long-term, comprehensive strategies for meeting the housing needs of people living with HIV/AIDS and their families. HOPWA gives participating jurisdictions the flexibility to provide a range of housing assistance,

Estimated Number of Adults Living with HIV/AIDS Who Need Housing Assistance	Estimated Households Needing Subsidy	Household Subsidy Required at FMR of \$625 for a One-bedroom Apartment	Total Minimum Annual Rental Subsidy Needed
If 100% of adults with HIV/AIDS living alone on incomes of \$10,000 or less (n=1,472) need financial assistance to rent a one-bedroom unit...	1,472	\$4,500	\$6,624,000
If 70% of adults with HIV/AIDS who are living on incomes less than \$10,000 but are not living alone need financial assistance to rent a one-bedroom unit...	442	\$4,500	\$1,989,000
If 30% of adults with HIV/AIDS living alone on incomes between \$10,000 and \$25,000 need financial assistance to rent a one-bedroom unit...	250	\$2,244	\$561,000
If 40% of adults with HIV/AIDS who are living on incomes between \$10,000 and \$25,000 but are not living alone need financial assistance to rent a one-bedroom unit...	143	\$2,244	\$320,892
Total Estimated Housing Need/Subsidy Required	2,307		\$9,494,892
Less HIV/AIDS-funds dedicated to permanent housing (HOPWA & Shelter + Care)	(149)		(\$670,500)
Estimated gap in housing/Housing Assistance	2,143		\$8,466,392

including:

- Support services
- Project- or tenant-based rental assistance
- Housing development
- Resource identification and technical assistance

PROGRAM TOOLS

PROJECT SELECTION

The Portland EMSA currently allocates approximately 25% of its HOPWA funds to rent assistance, 30% to support services, 38% to housing development, 4% to resource identification, and 3% to program administration. This allocation formula is reviewed annually.

- Facility-based transitional housing
- Project based rent assistance
- Tenant based rent assistance
- 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

Development projects are selected through biannual 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 seven-county HOPWA EMSA and have incomes up to 80% MFI are eligible to participate in HOPWA programs. Priority is given to households with incomes below 50% MFI. The EMSA includes Clackamas, Columbia,

Housing

Multnomah, Washington, and Yamhill counties in Oregon and Clark and Skamania Counties in Washington.

POTENTIAL BARRIERS

Although the number of HIV cases has continued to climb, HUD cut the Portland EMSA's allocation by 6% in 2005, the first cut in funding since the Portland EMA became eligible for HOPWA in 1994. The HOPWA allocation for 2006 was reduced by \$2,000, or 0.2%. Cuts in funding translate directly into cuts in program. Further cuts would be devastating.

Although HOPWA is a primary source of funding for housing and service for PLWH/A, the Portland EMSA routinely leverages HOPWA funds with other housing development and service resources to create units of permanent supportive housing suitable for PLWH/A. Cuts to these resources, and changes that limit how the resources may be used, could dramatically impact the HOPWA program's ability to assist PLWH/A.

Most of the jurisdictions in the EMSA have seen reductions in their CDBG and HOME entitlement grants. HUD has proposed changes to the CDBG distribution formula that, if adopted by Congress, would result in a significant net loss of federal resources to the Northwest, including the EMSA.

The HOPWA program would lose an important resource if the Ryan White Title I Planning Council is barred from funding housing assistance and other services that fall outside of a narrowly-defined set of "core services." The new draft Health Resources and Services Administration (HRSA) guidelines for Ryan White funds require that the funds be used exclusively for "core services," and housing is not deemed a core service.

Changes in Oregon's Medicaid program, the Oregon Health Plan (OHP), will also have a deleterious impact. Until 2002, OHP provided a single comprehensive package of health services to Oregonians with incomes below 100% of the federal poverty level (approx. 17% MFI). Since 2002, OHP client eligibility and scope of services have been reduced several times in response to state budget shortfalls. OHP was divided into two levels of service – OHP Plus for traditional Medicaid-eligible populations and OHP Standard for people who did not meet traditional Medicaid criteria but qualified for OHP because of their low incomes. Many PLWH/A were only eligible for OHP Standard. In July 2004, as a result of another wave of budget cuts, Oregon closed OHP Standard to new enrollment, and imposed a monthly premium of between \$6 and \$20 per month for continuation of coverage. Missed premiums result in termination of coverage. Many PLWH/A have difficulty paying their

Housing

bills on time and have consequently lost their OHP Standard insurance coverage. Although Oregon initially allowed people terminated from OHP for non-payment to reapply after a six month “penalty period,” there is now no means to re-enroll.

Clark County PLWH/A also face complex insurance challenges. Those with verified disability qualify for the state’s Medicaid program, but many PLWH/A who live in poverty are disqualified from this program because they do not have a certified disability. This group of PLWH/A qualifies for services from the Washington Early Intervention Program (the state’s ADAP), which is the safety net program. This program covers only basic medical care for PLWH/A, although it has a generous formulary. The Washington legislature introduced “cost-sharing” for participants in the Early Intervention Program in 2004. Those covered by the program must pay a portion of their costs, which reduces their already limited incomes. Other low-income PLWH/A may qualify for the Washington Basic Health Plan, or a program that helps pay premiums for personal insurance plans. As with the Oregon Health Plan, a missed premium payment leads to loss of coverage. In addition to the financial difficulty of paying the premium, PLWH/A also struggle with processing their bills in a timely manner, since BHP invoices are not sent to participants until the 25th of one month, and payment must be received by BHP by the fifth of the following month for coverage to be maintained. Once lost, reapplication cannot be made for six months, and enrollment in the program has been capped by the legislature. Most PLWH/A require regular assistance from a case manager to enroll in and to maintain their health insurance.

Because the health systems in each State are complicated and the cost of losing coverage is so high, case managers spend as much as 50% of their time helping clients to obtain and maintain health coverage. This is time that could be better spent helping a higher number of people find housing, access mental health, or help clients stabilize in other ways.

With changes to Medicare Part D, PLWH/A throughout the EMSA may encounter additional expense and regulatory chaos.

The participation of PLWH/A in the OHP dropped from 41.3% in 2002 to 30.8% in 2004. Among clients in the Ryan White funded system of care, the percentage that are uninsured has increased nearly five-fold, from 3.7% in 2002 to 15.2% in 2004. Since the new restrictions on the use of Ryan White Title I funds will force providers to depend more on Medicaid to fund services that support housing stability for PLWH/A, this is very bad news.

Housing

Moreover, Ryan White dollars have decreased over the last three years. The 2005 (\$3,445,252) Ryan White Title I funding is lower than the 2002 (\$3,649,120) allocation.

Other cuts to service budgets at the federal, state, and local levels also threaten the HOPWA program. For example, Multnomah County is in the final year of a local income tax (the I-tax) that paid for many services to people with disabilities, and has announced that it will not seek an extension of the tax. No substitute funding source has been identified to date. Clark County PLWH/A are facing service cuts for mental health and substance abuse services, as well as increased costs for public transportation and more limited service. Rising prices for fuel have led to higher prices for a number of essential products during 2005, disproportionately affecting low-income PLWH/A in Clark County.

System-wide coordination of the mental health, drug and alcohol, criminal justice, and HIV/AIDS service systems continues to be a challenge in the Portland EMA. The development of a continuum of housing and housing-related services is essential for these populations.

Because HOPWA housing development projects are funded with a mix of resources, the projected cuts to the CDBG and HOME entitlements will reduce the number of units for PLWH/A that the Portland EMSA can build. The rising cost of developing affordable housing, resulting from higher materials cost, higher interest rates, and higher land prices, may result in the development of fewer units.

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, was designed on the assumption that the tenant would qualify for a Section 8 voucher before the rent assistance was exhausted. That has not been true for several years. The federal government is not funding Section 8 at a level that keeps pace with increased program costs and, indeed, has sought repeatedly to cut the program's budget and reorient it towards serving moderate-income households. Some local housing authorities have waitlists of almost 4,000 households, and waiting time for a voucher is in excess of 3 years. Accordingly, the tenant-based rent assistance program no longer depends on transitioning clients to a Section 8 voucher. Instead, the hope is that clients will secure income through employment or social security. As discussed earlier, most SSI recipients are extraordinarily rent burdened and PLWH/A can not always maintain consistent, full-time employment because of changes in their health.

PARTNER AGENCIES AND ORGANIZATIONS

Housing

Cascade AIDS Project (CAP) provides case management to most 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 FY 2005-06 CCHD began 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 on site housing facility.

Our House of Portland provides the only housing with on-site sub-acute care for people living with advanced AIDS in Oregon and Clark County. This facility provides meals, support services, and specialized care through funding from various governmental and private funders. The program has approximately 160 volunteers who provide daily meals and support. In 2004, Our House of Portland became the first agency in the EMSA to receive a competitive HOPWA grant. Our House was awarded \$1.3 million dollars to reconstruct its building and to start the Neighborhood Housing Program to assist clients who are well enough to move back into the community. Our House provides a continuum of care for people with HIV/AIDS through the following programs:

Our House of Portland – this facility is located in Portland and is a specialized residential care facility where 24-hour nursing services are provided to those with advanced HIV/AIDS. Residents from this facility come from all over the state of Oregon.

Swan House is an adult foster care facility located in Clackamas County where care in a group setting is

Housing

provided for those with HIV/AIDS that are not quite able to live independently and need assistance with many of the daily tasks of medication management, money management, etc.

NHCP – The Neighborhood Housing and Care Program is a new program where rental assistance, nursing, social work, and Occupational Therapy services are provided to those with HIV/AIDS that want to maintain living independently. Services are provided on a regular basis (frequency depends on client acuity) and is custom tailored to the needs of each client.

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.

In 2000, the AIDS Housing Advisory Committee, in conjunction with the Bureau of Housing and Community Development and AIDS Housing of Washington, produced the first Portland EMA HIV/AIDS Housing Plan. The plan was updated in 2003. The AIDS Housing Advisory Committee voted to incorporate the AIDS Housing Plan into the Consolidated Plan for several reasons: 1) to take advantage of a planning tool that has an established structure for community involvement; 2) to use the in-house expertise of staff; 3) to give broader exposure to a plan that might otherwise not receive much attention; and 4) to provide for an annual action plan and an annual review of accomplishments.

The AIDS Housing Advisory Committee (AHAC) is an advisory body to HOPWA program staff. AHAC's role is to advise, coordinate, and advocate.

AHAC determined that the following action steps would guide their 2005-2006 work plan. The steps have been organized into four broad categories: coordination, housing development, employment, and evaluation.

Coordination

1. Support agencies and community leaders who are advocating for increased services funding in response to health care and services funding cuts.

Housing

2. Participate in and support upcoming systems integration trainings and planning sessions working for clear, structural linkages between housing and services systems.
3. Advocate for the representation of HIV/AIDS housing providers and consumers on housing and homelessness planning entities.
4. Review Homeless Management Information Strategies (HMIS) policy and procedures and advocate for appropriate and adequate confidentiality protection measures for people living with HIV/AIDS.
5. Work with Ryan White Title I Planning Council to establish linkage among housing and services as an expectation, and to consider housing as a function of case management.

Housing Development

1. Seek to increase housing opportunities for people living with HIV/AIDS.
2. Advise and support efforts among BHCD and the Portland Development Commission to increase coordination of the application process for the HOPWA program with other housing development funding sources and to improve asset management of HOPWA-funded properties.
3. Seek set-asides for people living with HIV/AIDS in projects funded by City of Portland housing bond for chronically homeless.

Employment

1. Increase employment opportunities for people living with HIV/AIDS.

Evaluation

1. Use performance measurements for setting priorities and allocating funds.
2. Expand participation in AIDS Housing Advisory Committee.

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

The Portland Eligible Metropolitan Statistical Area includes Clackamas, Washington, Multnomah, Yamhill, and Columbia Counties in Oregon, and Clark and Skamania Counties in Washington.

MONITORING

Housing

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

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

Housing

These charts are for FY 2005-06. Updates for FY 2006-07 will be included in future drafts.

HOPWA Performance Chart 1	Needs	Current	Gap	Year 1						
				Outputs Households				Funding		
				HOPWA Assistance		Non-HOPWA		HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
				Goal	Actual	Goal	Actual			
Tenant-based Rental Assistance	118	41	77	47				144,740		
Short-term Rent, Mortgage and Utility payments	327	259	68			259				
Facility-based Programs	0	0	0							
Units in facilities supported with operating costs	700	96	604	37		64				
Units in facilities developed with capital funds and placed in service during the program year	181	0	181	2						
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	13	13	0	13						
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements		57	-57	57						
Adjustment for duplication of households (i.e., moving between types of housing)										
Subtotal unduplicated number of households/units of housing assisted										
Supportive Services				Outputs Individuals						
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	466	-466	156		323				
Housing Placement Assistance										
Housing Information Services			0							
Permanent Housing Placement Services			0							
Housing Development, Administration, and Management Services										
Resource Identification to establish, coordinate and develop housing assistance resources										
Project Outcomes/Program Evaluation (if approved)										
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										
Other Activity (if approved in grant agreement) Specify:										
1	0	0	0							
2	0	0	0							
3	0	0	0							
4	0	0	0							
Totals										

[illegible]

Housing

Year 5							Cumulative										Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source
Outputs Households				Funding			Outputs Households						Funding						
HOPWA Assistance		Non-HOPWA					HOPWA Assistance			Non-HOPWA									
Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	% of Goal	Goal	Actual	% of Goal	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA				
41							243	0	0%	0	0	0%	144,740	0	0				
		259					0	0	0%	1,295	0	0%	0	0	0				
							0	0	0%	0	0	0%	0	0	0				
37		64					185	0	0%	320	0	0%	0	0	0				
2							6	0	0%	0	0	0%	0	0	0				
0							13	0	0%	0	0	0%	0	0	0				
74							349	0	0%	0	0	0%	0	0	0				
Outputs Individuals							Outputs Individuals												
152		323					794	0	0%	1,615	0	0%	0	0	0				
							0	0	0%	0	0	0%	0	0	0				
							0	0	0%	0	0	0%	0	0	0				
							0	0		0	0		0	0	0				
							0	0		0	0		0	0	0				
							0	0		0	0		0	0	0				
							0	0		0	0		0	0	0				

Housing

HOPWA Performance Chart 3			
Type of Housing Assistance	Total Number of Households	Average Length of Stay [in weeks]	Number Remaining in Project
Short-term Rent, Mortgage, and Utility Assistance	233	PY1	PY1
	233	PY2	PY2
	233	PY3	PY3
	233	PY4	PY4
	233	PY5	PY5
Tenant-based Rental Assistance	53	48	PY1
	59	48	PY2
	67	48	PY3
	47	48	PY4
	47	48	PY5
Facility-based Housing Assistance	52	52	PY1
	37	52	PY2
	39	52	PY3
	37	52	PY4
	39	52	PY5

Housing

[3] Number Remaining in Project							Housing Stability		
	PY1	PY2	PY3	PY4*	PY5*	Cumulative	Stable	Unstable	% Stable/Total
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	0%
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	0%
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	0%
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	0%
Death						0	PY5	PY5	
							0	0	0%
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	0%
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	0%
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	0%
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	0%
Death						0	PY5	PY5	
							0	0	0%
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	0%
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	0%
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	0%
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	0%
Death						0	PY5	PY5	
							0	0	0%

Section Three

Five Year Strategic Plan
Amendments

Housing

The Analysis of Impediments was updated and finalized Spring 2006. Copy of Report to come.

**Fair Housing:
Analysis of
Impediments**

Housing

Housing Authority of Portland

Housing Authority of Portland

The Section 8 Rent Assistance program enables low-income residents of Multnomah County, Oregon, to rent from a private landlord with rental assistance administered by the Housing Authority of Portland. This extremely popular housing option allows low-income residents the opportunity to live anywhere in Multnomah County in private homes that look much like any others in the neighborhood.

Currently HAP's Section 8 program provides monthly housing assistance to approximately 7,000 households with vouchers. In addition, another 834 households are assisted with project-based assistance, mostly in the form of Single Room Occupancy (SRO) units that are located in Portland's City Center. HAP has a commitment to assisting customers with special needs.

HAP uses a lottery for Section 8 applicants and only opens its waiting lists when the pool is low. HAP opened the waiting list in October of 2002 and received 9,000 applications. As of March 2006, 3,800 of those households are still on the waiting list.

Currently, Section 8 funding is prorated at 95%, that is, HUD provides 95% of the funding they estimate is needed to operate Section 8.

CHANGES TO OUR SECTION 8 PROGRAM

In April 2005 (FY2006), HAP initiated several changes to our Section 8 program to address a funding gap within the Section 8 program. Many of those changes will continue throughout this next year. This includes:

- Increasing the percentage of income participants pay toward rent by 5 percent. (This change was effective starting in December 2005.)
- Changing bedroom occupancy standards for new participants and current participants who move.
- Adopting a bi-annual inspection protocol for Section 8 units known historically to be in good repair.

However, there are changes instituted last year that will not continue in the next year (FY 2007):

- Over the year, HAP determined that we would not cap all

Section 8

There are
currently **3,800**
households on the
Section 8 wait
list.



www.hapdx.org

Housing Authority of Portland

rent payment standards at 100 percent of Fair Market Rents (FMRs) for different bedroom sizes. Some payment standards are currently over 100 percent depending on market conditions.

- HAP will lift rent freezes and allow landlord rent increases. To mitigate the impact of this change on participants, HAP will limit rent increases to the lower of market rent or a 5% increase in total rent. Increases approved to go into effect on April 1, 2006 or May 1, 2006 will be paid by HAP to allow participants 60 days notice.

HAP will also make an additional change to benefit participants:

- HAP will increase certain payment standards to reflect increases in Fair Market Rents, allowing participants more choice in housing location.
- HAP will reimburse participants if there are 2006 housing assistance payment funds of \$400,000 or more that are unused at the end of the year. At the threshold amount of \$400,000, HAP could lower the percentage of income paid toward rent by ½ of one percent so that participants would be paying 34.5% of their income toward rent instead of 35%.

HAP has explored additional changes focused on program improvement:

- HAP is continuing to look at ways to address landlords who do not comply with Section 8 program rules, and pending approval of last year's plan, will create criteria to remove these landlords from the program.
- HAP will also allow current Section 8 participants who are students and would otherwise be terminated from the program due to HUD's new student rule, to continue participating in the program.
- HAP is also looking at ways to support the City of Portland and Multnomah County's Ten Year Plan to End Homelessness, including:
 - expanding our Project-Based Section 8 program to increase availability of permanent supportive housing; and
 - exploring ways to link short-term rent assistance with long-term rent assistance.

Housing Authority of Portland

The Housing Authority of Portland (HAP) owns and operates a Public Housing portfolio composed of over 2,300 apartments and single-family dwellings throughout Multnomah County. Rents for these properties are approximately 30% of the household's monthly adjusted income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area.

As of March 2006, 31 out of 41 communities had open waitlists for some bedroom sizes. Lists are closed if the wait is longer than two to three years, depending on the unit.

Currently, Public Housing is prorated at 89%, that is, HUD funds Public Housing 89% of the amount they estimate is needed to operate the program.

SITE-BASED MANAGEMENT AND PROJECT-BASED ACCOUNTING

HAP's five-year strategic plan initiated in 2002 called for HAP to "develop and manage our real estate assets with the most effective blend of public and private sector practices." This strategic initiative was aimed at reshaping our Public Housing assets and operations to serve our residents as effectively as possible while trimming our cost structure.

Since that time HAP's Public Housing Department has been working to transform its operation to fully align with the principles of site-based management and project-based accounting. Working with knowledgeable consultants and drawing on HAP's affordable housing experience, HAP's Public Housing management team completed a tremendous amount of work and reorganized nearly every aspect of its operations. HAP closed its central warehouse and trained site staff to purchase materials and supplies directly from pre-approved vendors. HAP gave site managers greater responsibility and authority for activities at their properties, including admissions, budgeting, and supervising maintenance employees and their routine work. Properties were grouped under site managers consistent with how our private sector partners do this, and three oversight regions were consolidated down to two.

Over the next year HAP will continue to implement and will refine site-based management and project-based accounting and budgeting. This will include evaluating recent changes to determine what is working best and what requires additional improvement. We also intend to

Public Housing

Housing Authority of Portland

meet HUD's programmatic, finance and accounting requirements for this change early so that we can limit the financial loss to our agency. Under HUD's new rules, this is known as "Stop Loss", and allows agencies that stand to lose funding to minimize these losses through early compliance.

RECONFIGURING PUBLIC HOUSING

Beginning this next year, HAP plans to initiate a significant restructuring of our Public Housing portfolio. This effort, aimed at maximizing available Public Housing subsidy, will include developing and implementing a plan to sell a portion of HAP's 184 scattered-site homes in the Public Housing portfolio and using the proceeds to develop or acquire new Public Housing units throughout the region. Key to this strategy is the intention to "turn on" all available Public Housing operating subsidy allocated but not currently accessed by HAP. At this time, HAP has a balance of 208 unused Public Housing operating subsidies.

As part of this effort, HAP will be exploring the opportunity to use Public Housing operating subsidy in up to fifty units in two HAP-owned affordable housing properties. The rents at these properties are near market, but the properties have recently been refinanced using HUD's 223(f) program with the intent of lowering overall debt load to a point where revenue from the Public Housing units would not be needed to service the property debt. These properties are part of a portfolio that includes approximately 4000 units of housing that HAP either owns or in which HAP is a general partner. HAP will include, under separate cover, a request for a waiver to address regulatory barriers.

The reconfiguration of Public Housing is also intended to remove operational inefficiencies to align with HUD's new Public Housing operating rule and implementation of site-based property management.

Housing Authority of Portland

In September 2001, HAP was awarded a \$35 million dollar HOPE VI grant from HUD to redevelop 462 World War II-era homes on 82 acres in North Portland known as Columbia Villa. After extensive relocation and supportive services to former residents began in April 2003, construction activities have been progressing on-time and on-budget throughout the site. By May 2005, the first residents were moving into rental apartments, managed by a private property management firm. By January 2006, the first 10 blocks of construction were open, including the central park (McCoy Park now owned by the City of Portland), 230 rental apartments, and 76 homes that were either sold or on the market.

Between April 2006 and March 2007, all 854 homes at New Columbia will be completed. This will meet all deadlines set in the grant agreement.

Key milestones over this next year will include:

- Main Street Opening

Two mixed-use buildings along Trenton Street will open during May and June 2006 including: the “Life Long Learning Center” (a partnership between HAP, Portland Community College and the State Employment Office, funded with a HUD grant,); a grocery store and coffee shop; and the property management offices that are located at the street level creating a “main street” for the new community. On the two floors above, 64 units of rental housing will be open.

- Community Campus Opening

A new Portland Public School elementary school (replacing an adjacent neighborhood school) and Boys & Girls Club will open in the fall 2006.

- Rental Construction Complete and Leasing Activities Underway

The remaining construction of apartments will be completed by September 2006; the property management firm will be leasing 556 units across the entire site by October 2006.

- Senior Building Opening

Construction of the 3-story, 66 units building termed “Trenton Terrace”

HOPE VI / New Columbia

Housing Authority of Portland

by Northwest Housing Alternatives will be complete by January 2007.

- Homeownership Opportunities Complete

Habitat for Humanity, Tom Walsh Construction, HOST Development, and Legend Homes will have completed construction and anticipate marketing of homes will also be completed. Along with those built by Peninsula CDC in the Phase 1 area of the site, 232 new homes will be have been sold across the 82-acre site, many purchased by first-time and minority homeowners. Of the first 51 homes sold, 81% were first time homebuyers, 50% relocated from the neighborhoods around the site, and just over 70% earned area median income or below. This includes 15 households earning 60% of median family income or less.

- Community Building Activities

Town Hall meetings, volunteer programs for youth and adults, and opportunities for renters, homeowners and nearby neighbors to work and play together will be underway.

- Community and Supportive Services (CSS)

CSS individual case management services will be completed by December 2006. Workforce development activities, including 102 job placements, and the return of former Columbia Villa residents will be complete. Of the 257 households who stated an initial desire to return (via a February 2005 written survey), 180 are anticipated to have returned to the site by March 2007.

Housing Authority of Portland

In October 2005, HAP was awarded a second HOPE VI grant from HUD. Building upon the successes and lessons learned at New Columbia, this \$16.9 million dollar grant will anchor a revitalization project of four Public Housing developments, the Iris Court Cluster, in northeast Portland's Humboldt neighborhood.

Over the next year, HAP will engage in a master planning process with opportunities for community involvement into the design of buildings and outdoor space. Current residents will receive relocation and community services before, during and after relocation. Ultimately, 101 aged Public Housing units across a 5-acre site will be transformed into 100 units of very low-income Public Housing and 29 units of moderate-income affordable housing. In addition, 21 nearby "scattered site" homes, currently rented as Public Housing, will be made available for homeownership opportunities.

Key milestones are:

- On-site resident services started in December 2005.
- Community Advisory Committee will start in February 2006; Community Design Workshops will begin March 2006.
- Relocation of current residents will occur in June 2006.
- Demolition will be complete by August 2007.
- New construction will begin by July 2007.
- Residents will begin to move back in December 2008.

HOPE VI / Humboldt Garden

Housing Authority of Portland

Section Four

FY 2006 - 2007 Action Plans

Annual Resources Table FY 2006-2007

Resources		Portland	Multnomah Co.	Gresham	Total
<div> <div>FED. ENTITLEMENT PROGRAMS</div> <div>OTHER FED. GRANTS</div> <div>HAP FUNDING</div> </div>	CDBG				
	Entitlement	\$10,433,396	\$304,069	\$905,755	\$11,643,220
	Program Income	\$1,779,600	\$20,000	\$20,000	\$1,819,600
	PLPA	\$0	\$0	\$0	\$0
	Carry Over	\$0	\$0	\$35,481	\$35,481
	HOME				
	Entitlement	\$4,338,713	\$138,168	\$590,065	\$5,066,946
	Program Income	\$445,000	\$0	\$0	\$445,000
	ADDI	\$87,916	\$6,730	\$0	\$94,646
	Carry Over	\$0	\$0	\$142,223	\$142,223
	Emergency Shelter Grant (ESG)	\$441,858	\$0	\$0	\$441,858
	HOPWA (7 county metro area) ¹	\$947,000	\$0	\$0	\$947,000
	Youthbuild	\$0	\$0	\$0	\$0
	Carry Over	\$0	\$0	\$0	\$0
	McKinney Homeless Assistance	\$319,957	\$0	\$0	\$319,957
	HMIS	\$120,683	\$0	\$0	\$120,683
	Lead Based Paint Grant	\$1,178,000	\$0	\$0	\$1,178,000
	Carry Over	\$0	\$0	\$0	\$0
	EDI				
	Regional Housing Affordability Pilot ²	\$0	\$0	\$0	\$0
	Housing Authority of Portland				
	Section 8	\$0	\$49,191,267	\$0	\$49,191,267
	Public Housing Operating Grant	\$0	\$7,380,468	\$0	\$7,380,468
	Public Housing Capital Grant	\$0	\$7,854,141	\$0	\$7,854,141
	Public Housing Tenant Rents	\$0	\$4,342,546	\$0	\$4,342,546
	Drug Elimination	\$0	\$0	\$0	\$0

Annual Resources Table FY 2006-2007

Resources - continued		Portland	Multnomah Co.	Gresham	Total
HAP (CONTINUED)	<i>Congregate Supportive Housing</i>	\$0	\$342,800	\$0	\$342,800
	<i>EDSS Supportive Services</i>	\$0	\$0	\$0	\$0
	<i>Apprenticeship Program</i>	\$0	\$116,812	\$0	\$116,812
	<i>ROSS: Homeownership Program (GOALS)</i>	\$0	\$715,765	\$0	\$715,765
	• <i>Service Coordinators</i>	\$0	\$196,700	\$0	\$196,700
	<i>Youth Programs</i>	\$0	\$167,071	\$0	\$167,071
	<i>PILOT</i>	\$0	\$200,000	\$0	\$200,000
LOCAL FUNDING	General Fund	\$2,823,258	\$0	\$0	\$2,823,258
	Gen. Fund Special Appropriations				
	<i>Transitions to Housing (TtH)</i>	\$500,000	\$0	\$0	\$500,000
	<i>Housing</i>	\$1,000,000	\$0	\$0	\$1,000,000
	<i>Homelessness (KNAC)</i>	\$1,400,000	\$0	\$0	\$1,400,000
	Tax Foreclosed Properties	\$0	\$0	\$0	\$0
	Housing Investment Fund	\$495,622	\$0	\$0	\$495,622
	Strategic Investment Program	\$0	\$500,000	\$0	\$500,000
	Tax Increment Funds	\$0	\$0	\$0	\$0
	Water Bureau Lead Abatement	\$140,013	\$0	\$0	\$140,013
PRIVATE	CSH Grant	\$267,714	\$0	\$0	\$267,714
	NW Areas Foundation	\$200,000	\$0	\$0	\$200,000
Total		\$22,840,730	\$72,526,537	\$1,693,524	\$116,546,407

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. All of the funds have been committed to specific projects.

City of Portland Action Plan FY 2006-2007

HOMELESS PROJECTS

Homeless Facilities & Services									
Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
TPI-Glisan Street	Transition Projects Inc.	To operate a shelter with 90 beds	CDBG, ESG, GF	CDBG - \$323,143 ESG - \$54,933 GF - \$183,004	CDBG - \$342,531 ESG - \$49,765 GF - \$430,000	Accessibility for the purpose of creating a suitable living environment.	Provide emergency shelter for 1,590 homeless individuals	Provide emergency shelter for 7,590 individuals.	Number of persons.
TPI-Jeans Place	Transition Projects Inc.	To operate a facility for homeless single women	CDBG, ESG HIF - Ongoing GF - Ongoing	CDBG - \$103,200 ESG - \$24,348 McKinney - \$237,255 GF - \$185,373	CDBG - \$109,392	See TPI-Glisan Street.	See TPI-Glisan Street.	See TPI-Glisan Street.	See TPI-Glisan Street.
TPI - Clark Center	Transition Projects Inc.	To operate a shelter with 90 beds.	CDBG, ESG, McKinney, GF - Ongoing	CDBG - \$359,440 ESG - \$60,176 McKinney - \$87,117 GF - \$114,558	CDBG - \$370,223	See TPI-Glisan Street.	See TPI-Glisan Street.	See TPI-Glisan Street.	See TPI-Glisan Street.
TPI-Community Service Center	Transition Projects, Inc.	To operate an intake center	CDBG, McKinney, HIF - Ongoing GF - Ongoing	CDBG - \$46,922 GF - \$65,371	CDBG - \$48,330	See TPI-Glisan Street.	See TPI-Glisan Street.	See TPI-Glisan Street.	See TPI-Glisan Street.
CCC A/D Free Transitional Housing	Central City Concern	Central City Concern will provide for up to 102 rooms of transitional alcohol and drug free housing for homeless men and women involved in alcohol and drug treatment.	ESG	ESG - \$280,617		Accessibility for the purpose of creating a suitable living environment	Provide alcohol and drug free transitional housing for ??? homeless individuals.	Provide alcohol and drug free transitional housing for 2,145 homeless individuals.	Number of persons
Cascadia Bridgeview	Cascadia Behavioral Healthcare	Cascadia operates the transitional housing and services for homeless, chronically mentally ill people at the Bridgeview (NW Everett and Broadway); Cascadia provides shelter for 58 individuals (48 short-term emergency SRO beds with 24 hour supervision, and 10 long-term beds with the capacity to provide on-site intervention).	CDBG, HIF - Ongoing	CDBG - \$256,398 HIF - \$52,821	CDBG - \$215,000	Accessibility for the purpose of creating a suitable living environment	Provide transitional housing and services for 375 homeless individuals	Provide emergency shelter for 7,590 individuals.	Number of persons.
NW Pilot Project - Homeless Seniors	NW Pilot Project	NW Pilot Project will provide homeless services and homeless prevention to seniors	CDBG HIF - Ongoing	CDBG - \$117,271 HIF - \$73,833 McKinney - \$115,841	CDBG - \$120,635 HIF - \$150,121	Accessibility for the purpose of creating a suitable living environment.	Provide supportive services to 6,000 homeless and at-risk seniors.	Provide supportive and prevention services to 6,000 homeless and at-risk seniors	Number of persons.
Salvation Army Harbor Light	Salvation Army	Provide winter shelter to homeless men and women from November through March	HIF - Ongoing						
Salvation Army Winter Shelter	Salvation Army								
JOIN Camper Outreach	JOIN	JOIN provides outreach to homeless campers.	GF - Ongoing HIF - Ongoing GF - OTO	GF - \$168,398 HIF					
JOIN First Respond	JOIN		GF - OTO						

City of Portland
Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Homeless Planning Initiative	City of Portland - BHCD		HIF - Ongoing						
Cascadia Project Respond	Cascadia Behavioral Healthcare	Provide outreach intervention services to homeless individuals with mental illness	GF	GF - \$129,956	GF - \$139,687		Provide intervention services to ??? Homeless youth.		Number of persons.
Multnomah County Developmentally Disabled	Multnomah County								
Multnomah County Youth Shelter	Multnomah County	Multnomah County will contract with homeless youth service providers to provide night shelter to homeless youth	CDBG	CDBG - \$203,841	CDBG - \$203,841	Accessibility for the purpose of creating a suitable living environment.	Provide night shelter to ??? homeless youth.	Provide night shelter to 600 homeless youth	Number of persons.
CCC Homeless Employment	Central City Concern		GF - Ongoing						
Cascadia Project Respond	Cascadia Behavioral Healthcare	Cascadia will provide outreach intervention services to homeless individuals with mental illness.	GF - Ongoing	GF - \$129,956	GF - \$139,687				
CCC Winter Shelter	Central City Concern	Central City Concern provides emergency shelter in winter emergencies.	GF - Ongoing	GF - \$5,000	GF - \$6,365				
OI/New Avenues Transitional Project	Outside In & New Avenues for Youth		GF - Ongoing						
CCC Cheirs	Central City Concern	Central City Concern provides outreach basic medical assessment/treatment and transportation services for individuals who are under the influence of intoxicants.	GF - Ongoing	GF - \$333,922	GF - Ongoing - \$358,924 GF - OTO - \$18,000				
CCC Cheirs/Hooper	Central City Concern		GF - OTO		GF - \$269,000				
Outside In Needle Exchange	Outside In	Outside In provides a needle exchange program for those who need sterile injection equipment, bleach and wather, alcohol prep pads, and condoms in order to decrease the number of new HIV infections.	GF - OTO	GF - \$23,835	GF - \$24,550				
Access/Housing Rapid Response	Central City Concern		GF - OTO						
Homeless Women's Safety Off the Streets	City of Portland - BHCD	Provide emergency shelter for single women.	GF - OTO						
St. Francis Toilets	St. Francis Church	Funds two public toilets at St. Francis dining hall.	GF - OTO	GF - \$2,645	GF - \$2,724				
Cascadia Police Training	Cascadia Behavioral Healthcare		CDBG						
WESC	Salvation Army		GF - Ongoing GF - OTO						

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HOMELESS PROJECTS (CONTINUED)

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Transitions to Housing	City of Portland - BHCD	Provide transitional housing for homeless singles and families.	GF - OTO	GF - \$500,000	GF - \$400,000				
Key Not A Card	City of Portland - BHCD		GF - OTO	GF - \$1,400,000	GF - \$1,400,000				
HMIS			McKinney CDBG Match						
HomelessMcKinney									
Horizons	NW Pilot Project		McKinney						
Permanent Leasing	Cascadia Behavioral Healthcare		McKinney						
OTIS	Central City Concern		McKinney						
Cascadia Special Needs	Cascadia Behavioral Healthcare	Cascadia will provide housing placement services for 100 homeless mentally ill individuals in shelter to mental health services	McKinney CDBG	GF - \$144,842					
HMIS	City of Portland - BHCD		McKinney CDBG Match						
Homeless Prevention									
Tenant Based Rent Assistance (TBRA)	Housing Authority of Portland	Provide HOME Tenant Based Rental Assistance to Homeless, at risk of homelessness, or disabled low-income families and individuals; does not include program administration costs.	HOME	HOME - \$357,604 PILOT - \$300,000	HOME - \$242,147	Affordability for the purpose of creating decent affordable housing.	Provide rent assistance to ??? Households.	Provide rent assistance to 650 households.	Number of Households
TBRA - Administration	Housing Authority of Portland	Program administration to deliver the TBRA program.	HOME	HOME - \$56,450	HOME - \$36,850	N/A	N/A	N/A	N/A

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Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Economic Development: Community Economic Development									
Neighborhood House Child Care Improvement Project	Neighborhood House	Provides nine geographic and culturally diverse networks of childcare providers with business and child care training and facilitates joint marketing activities and group purchase of business supplies and services	CDBG	CDBG - \$175,000	CDBG - \$175,000	Accessibility for the purpose of creating economic opportunity.	95 participants will raise their incomes by 25% in three years.	140 participants will raise their incomes by 25% in three years.	Number of people
NAYA	Native American Youth Association	Native American youth receive personal support, cultural life skills training, job skills training, internships, job placement and retention support.	GF	CDBG - \$150,000	GF - \$150,000	Accessibility for the purpose of creating economic opportunity.	12 participants will raise their incomes by 25% in three years.	45 participants will raise their incomes by 25% in three years.	Number of people
PSU Business Outreach/Mentoring	Portland State University	Provides mentoring and business assistance to residents of North and Northeast Portland.	CDBG	CDBG - \$95,000	CDBG - \$95,000	Accessibility for the purpose of creating economic opportunity.	35 participants will raise their incomes by 25% in three years.	50 participants will raise their incomes by 25% in three years.	Number of people
Mercy Corps	Mercy Corps	Works with traditionally underserved populations with an array of individually tailored business assistance, training and access to capital	CDBG	CDBG - \$160,000	CDBG - \$160,000	Accessibility for the purpose of creating economic opportunity.	32 participants will raise their incomes by 25% in three years.	50 participants will raise their incomes by 25% in three years.	Number of people
YEL - YEP	Youth Employment Institute	Inexperienced low-income youth receive training for job readiness, workplace expectations, job searching, and once placed in a job, youth receive job retention support.	GF	CDBG - \$147,805	GF - \$147,806	Accessibility for the purpose of creating economic opportunity.	201 participants will raise their incomes by 25% in three years.	800 participants will raise their incomes by 25% in three years.	Number of people

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ECONOMIC OPPORTUNITY PROJECTS (CONTINUED)

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
OAME - Microenterprise	Oregon Association of Minority Entrepreneurs	Utilizes a holistic approach combining individualized business training, access to capital, health and wellness, and personal development to assist emerging and existing businesses in running successful ventures.	CDBG	CDBG - \$74,970	CDBG - \$74,970	Accessibility for the purpose of creating economic opportunity.	10 participants will raise their incomes by 25% in three years.	40 participants will raise their incomes by 25% in three years.	Number of people
HDC - Contractor Support	Housing Development Center	Serves minority and women contractors through in-depth technical and business assistance to increase business knowledge and skills.	CDBG	CDBG - \$65,000	CDBG - \$65,000	Accessibility for the purpose of creating economic opportunity.	10 participants will raise their incomes by 25% in three years.	40 participants will raise their incomes by 25% in three years.	Number of people
POIC - COFEY	Portland Opportunities Industrial Center	Trains and certifies high-risk youth for employment as baristas and other positions in the coffee industry.	CDBG	CDBG - \$85,000	CDBG - \$85,000	Accessibility for the purpose of creating economic opportunity.	14 participants will raise their incomes by 25% in three years.	65 participants will raise their incomes by 25% in three years.	Number of people
BUFund	Black United Fund	Offers African American owned microenterprises business assistance, life skills and access to capital for credit challenged entrepreneurs.	CDBG	CDBG - \$85,000	CDBG - \$85,000	Accessibility for the purpose of creating economic opportunity.	12 participants will raise their incomes by 25% in three years.	52 participants will raise their incomes by 25% in three years.	Number of people
Trillium Artisans	Trillium Artisans	Provides business assistance, marketing, and skills development to self-sustaining artists.	CDBG	CDBG - 60,000	CDBG - 60,000	Accessibility for the purpose of creating economic opportunity.	19 participants will raise their incomes by 25% in three years.	59 participants will raise their incomes by 25% in three years.	Number of people

ECONOMIC OPPORTUNITY PROJECTS
(CONTINUED)

City of Portland
Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Open Meadow - Corporate Connections	Open Meadow	Offers customized training curricula that lead to internships and job placements at eight companies with living wage jobs to at-risk youth.	CDBG	CDBG - \$94,012	CDBG - \$94,012	Accessibility for the purpose of creating economic opportunity.	14 participants will raise their incomes by 25 % in three years.	55 participants will raise their incomes by 25% in three years.	Number of people
Human Solutions	Human Solutions	Serves Russian immigrants in Human Solutions housing by development of cultural workplace skills, job training, and placement with committed employers.	CDBG, GF	CDBG - \$99,056	CDBG - \$87,882; GF - \$11,174	Accessibility for the purpose of creating economic opportunity.	18 participants will raise their incomes by 25 % in three years.	65 participants will raise their incomes by 25% in three years.	Number of people
SE Works - Workforce/Housing Alliance	SE Works	Provides chronically unemployed and disabled residents of SE affordable housing units with resources to ensure access to a comprehensive mix of training, employment, and supportive services for economic independence.	CDBG	CDBG - \$130,000	CDBG - \$130,000	Accessibility for the purpose of creating economic opportunity.	28 participants will raise their incomes by 25 % in three years.	50 participants will raise their incomes by 25% in three years.	Number of people
HAP - ETAP	Housing Authority of Portland	Serves Portlanders with an interest in construction trades through training, apprenticeships and placement in construction career pathways.	GF	CDBG - \$67,570	GF - \$67,570	Accessibility for the purpose of creating economic opportunity.	12 participants will raise their incomes by 25 % in three years.	50 participants will raise their incomes by 25% in three years.	Number of people
Hispanic Metro Chamber	Hispanic Metropolitan Chamber	Assists Latino entrepreneurs with business development services and training, as well as life skills, business ESL and case management to ensure business success.	CDBG	CDBG - \$135,000	CDBG - \$135,000	Accessibility for the purpose of creating economic opportunity.	32 participants will raise their incomes by 25 % in three years.	60 participants will raise their incomes by 25% in three years.	Number of people

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ECONOMIC OPPORTUNITY PROJECTS (CONTINUED)

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Oregon Tradeswomen	Oregon Tradeswomen	Serves low-income women by training, placing and supporting the participants in living wage construction, mechanical, and utility positions.	CDBG	CDBG - \$108,000	CDBG - \$108,000	Accessibility for the purpose of creating economic opportunity.	16 participants will raise their incomes by 25% in three years.	52 participants will raise their incomes by 25% in three years.	Number of people
NAFY	New Avenues for Youth	Trains homeless youth in one of two employer-designed curriculums featuring customized training and employer-hiring commitments in the hospitality, retail, and business services, and places them in jobs.	CDBG	CDBG - 148,130	CDBG - 148,130	Accessibility for the purpose of creating economic opportunity.	19 participants will raise their incomes by 25% in three years.	67 participants will raise their incomes by 25% in three years.	Number of people
Youthbuild	Portland YouthBuilders	Gives intensive career mentoring and support for high-risk youth who are placed in construction trades.	CDBG	CDBG - \$80,000	CDBG - \$80,000	Accessibility for the purpose of creating economic opportunity.	12 participants will raise their incomes by 25% in three years.	50 participants will raise their incomes by 25% in three years.	Number of people
CCC - Bldg Svcs Enterprise	Central City Concern	Serves formerly homeless with multiple employment barriers and provides access to building trades and customer service jobs. The project offers intensive support, training, and mental health services.	CDBG	CDBG - \$88,163	CDBG - \$88,163	Accessibility for the purpose of creating economic opportunity.	20 participants will raise their incomes by 25% in three years.	65 participants will raise their incomes by 25% in three years.	Number of people

ECONOMIC OPPORTUNITY PROJECTS
(CONTINUED)

City of Portland
Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
SE Works Manufacturing Training	SE Works	Serves experienced workers lacking basic skills through tutoring, skills training, case management, and support services for placement and retention in manufacturing careers.	CDBG	CDBG - \$100,000	CDBG - \$100,000	Accessibility for the purpose of creating economic opportunity.	40 participants will raise their incomes by 25% in three years.	80 participants will raise their incomes by 25% in three years.	Number of people
SE Works - Ex-offender Employment	SE Works	Pre-release planning for state correctional inmates and post release job training, placement and housing assistance in collaboration with other support services and required supervision.	CDBG	CDBG - \$109,000	CDBG - \$109,000	Accessibility for the purpose of creating economic opportunity.	30 participants will raise their incomes by 25% in three years.	65 participants will raise their incomes by 25% in three years.	Number of people
IRCO	Immigrant and Refugee Community Organization	Serves refugees and immigrants with limited English through language and skills assessment, counseling, prevocational and vocational training, placement and retention services in the metals industry.	GF	CDBG - \$123,451	GF - \$123,451	Accessibility for the purpose of creating economic opportunity.	60 participants will raise their incomes by 25% in three years.	120 participants will raise their incomes by 25% in three years.	Number of people
Initiative Eval: Herbert & Louis	Herbert & Louis		CDBG	CDBG - \$15,000	CDBG - \$15,000	Evaluation	N/A	N/A	N/A
Initiative Eval: OMEN	OMEN		CDBG	CDBG - \$15,000	CDBG - \$15,000	Evaluation	N/A	N/A	N/A
WSI Ec Ops Initiative Alignment	Work Systems, Inc.		CDBG	CDBG - \$349,000	CDBG - \$349,000	Initiative Project	40 participants will raise their incomes by 25% in three years.	110 participants will raise their incomes by 25% in three years.	Number of people

City of Portland Action Plan FY 2006-2007

ADMINISTRATION PROJECTS

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Community Initiatives Small Grants Program	Approximately 20, selected twice per year; competitive process.	Funds one-time grants to community based organizations and neighborhood associations to undertake projects that benefit low- and moderate-income people or neighborhoods. Matching resources required and projects selected through an open competitive process.	CDBG	CDBG - \$100,000	CDBG - \$175,000	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	NPNO	Funds grant support organizing and planning in the Latino community, toward identification of activities and projects to be carried out in a community-directed manner, to address issues of low/moderate income families and individuals. Funds primarily used to hire staff to oversee community outreach and development of operation of project activities.	CDBG	CDBG - \$51,000		Accessibility for the purpose of creating a suitable living environment.	N/A	N/A	N/A
NECN - Livability	Northeast Coalition of Neighbors	Provides leadership development training and other outreach/education to low- and moderate-income residents of northeast.	CDBG	CDBG - \$30,125		Accessibility for the purpose of creating a suitable living environment.	12 eligible neighborhoods will complete an assisted activity.	All eligible neighborhoods will complete at least one assisted activity.	Number of Persons

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
SEUL - Citizen Participation	SE Uplift	Provides leadership development training to low/moderate income residents of southeast neighborhoods and carry out planning activities in southeast neighborhoods that will become part of the City's Plan to End Homelessness.	CDBG	CDBG - \$45,269		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
HCDC Homeless Planning Initiative	HCDC	Planning activities for the Continuum of Care for the homeless, consolidated plan, and general housing policy issues affecting low- and moderate-income households	CDBG	CDBG - \$151,472	CDBG - 101,043				
Planning Bureau - Affordable Housing Policy - HCDC	HCDC	Planning activities for affordable housing preservation and development, consolidated plan, and general housing policy issues affecting low and moderate income households.	CDBG	CDBG - 8,395	CDBG - \$8,647				
Technical Assistance to CBO's/Bureau	HCDC	Provides funds to purchase specialized planning/technical assistance for nonprofit organizations serving low-income people. Actual providers will be selected during fiscal year.	CDBG	CDBG - \$65,000	CDBG - \$30,000				

City of Portland Action Plan FY 2006-2007

ADMINISTRATION PROJECTS (CONTINUED)

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
[BHCD Admin?] BHCD Program & Grant Management	BHCD	Bureau of Housing & Community Development administration for the Community Development Block Grant and other related activities.	CDBG, GF, ESG, Lead Grant, Gresh/MC/HAP/PDC, NWAF, McKinney	CDBG - \$1,423,950 GF \$148,875 ESG \$22,093 Lead Grant \$60,013 Gresh/MC/HAP/PDC \$81,135 NWAF \$10,000 McKinney \$7,685					
[HCDC Admin?] HCDC Support	HCDC	Staff and operating support for Housing and Community Development Commission, an interjurisdictional citizen commission that provides oversight and monitoring of Consolidated Plan and policy advice to HOME consortium members regarding housing issues. Multnomah County and the City of Gresham provide additional funding.	CDBG, HOME	CDBG - \$147,522	CDBG - \$143,015 HOME - \$42,248				
HOME Administration	BHCD	BHCD staff and operating costs associated with administering the HOME program.	HOME	HOME - \$405,162	HOME - \$361,097				
HOPWA Administration	BHCD	BHCD staff and operating costs associated with administering the HOPWA program. HUD Matrix code should be 3lb (Grantee admin) but the HUD 2020 software does not have that as an option.	HOPWA	HOPWA - \$28,470	HOPWA - \$28,410				
Multi Co HOME Administration	Multnomah County	Administer Multnomah County HOME program.	HOME	HOME - \$7,397	HOME - \$6,540				
Gresham HOME Administration	Gresham	HOME Consortium allocation to be used for administration of Gresham HOME funds.	HOME	HOME - \$35,221	HOME - \$31,636				
OMF - Grant Compliance	BHCD	Administration for CDBG and other related grants	CDBG	CDBG - \$44,000	CDBG - \$44,000				

ADMINISTRATION PROJECTS (CONTINUED)

City of Portland Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Indirect Costs - General Fund	BHCD	City of Portland indirect cost for CDBG based on the City's cost allocation plan.	CDBG	CDBG - \$235,081	CDBG - \$238,589				
Development Fund	BHCD	Development fund for CDBG and HOME projects and activities to cover cost overruns and unanticipated project-related expenses. The exact eligible activity will typically be either new construction or rehab and the national objective as well as all the specific requested in the Consolidated Plan setup will depend on the specific projects that will require funding from this activity.	CDBG	CDBG - 56,542	CDBG - 56,542				
Emerging Needs	BHCD	A set aside for capital improvement projects	GF	\$0	GF - 16,832				
National Development Council	National Development Council	Consultant services to secure CDBG-related financing (eg Section 108, EDI, float) for housing and economic development projects.	CDBG	CDBG - \$60,000	CDBG - \$30,000				
TR - Human Resources IGA			GF	\$0	GF - 26,378				

City of Portland Action Plan FY 2006-2007

HOMEOWNER REHAB PROJECTS

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Housing									
Homebuyer Program	Homeownership RFP	CDBG funds as direct financial assistance to low-income homebuyers.	CDBG	\$250,000	\$200,000	Affordability for the purpose of creating decent affordable housing.	7	50	Housholds
Homebuyer Assistance Capital Funds	Homeownership RFP	Restores current capacity to assist first time buyers with emphasis on closing minority homeownership gap.	GEN	\$0	\$600,000	Affordability for the purpose of creating decent affordable housing.	20		Housholds
Homebuyer Fair	Asian and Pacific Islander Community Improvement Association, African American Alliance for Homeownership, Hacienda CDC, Latino Home Initiative, Native American Youth and Family Center	Funding to support Home Buyer Fairs to achieve fair housing objectives, helping people to overcome the barriers to home ownership.	CDBG	\$24,000	\$24,000	Affordability for the purpose of providing decent affordable housing.	NA	NA	NA
AAAH Coaching	Black United Fund	The Black United Fund will carry out coaching and assistance to low-income African American homebuyers.	CDBG	\$12,000	\$12,000	Accessibility for the purpose of providing decent affordable housing.	NA	NA	NA
Homebuyer Counseling	Portland Housing Center	Homebuyer classes and individual counseling to assist low and moderate-income households to eventually become homebuyers.	CDBG	\$105,000	\$108,150	Accessibility for the purpose of providing decent affordable housing.	700	3,500	People
Portland Community Land Trust	Portland Community Land Trust	Program delivery costs associated with property acquisition	CDBG	\$82,242	\$84,709	Affordability for the purpose of creating decent affordable housing.	10	25	Housing Units
Homebuyer Program - American Dream Downpayment Initiative	Homeownership RFP	American Dream Downpayment Initiative funds as direct financial assistance to low-income homebuyers.	HOME	\$176,188	\$87,916	Affordability for the purpose of creating decent affordable housing.	7	100	Housholds

Housing: Rental Housing									
Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Affordable Rental Housing Capital	Portland Development Commission	Provide financing to construct, rehabilitate and preserve a range of affordable rental housing.	CDBG	\$3,123,358	\$1,938,021	Affordability for the purpose of creating decent affordable housing.	80	280 Housing Units	
			HOME	\$3,017,765	\$2,796,504				
			GEN		\$2,500,000				
Affordable Rental Housing Development - PDC	Portland Development Commission	Expiring one time only funding. Critical to produce and support existing permanent supportive housing units.	HIF		\$1,000,000	Affordability for the purpose of creating decent affordable housing.			Housing Units
Affordable Rental Housing - PDC Program Delivery	Portland Development Commission	Staff and operating costs associated with delivering the Rental Housing program	CDBG	\$738,370	\$705,284	Affordability for the purpose of creating decent affordable housing.	80	280 Housing Units	
Loan Servicing - PDC	Portland Development Commission	Program delivery costs of PDC servicing affordable housing loans.	CDBG	\$831,935	\$831,935	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
PDC Housing Administration	Portland Development Commission	PDC staff and operating costs associated with general management, oversight and coordination related to CDBG funded housing programs.	CDBG	\$8,700	\$8,700	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
Enterprise - Loan Fund Administration	Enterprise Commission	Program delivery costs associated with rehab or acquisition.	CDBG	\$70,000	\$70,000	Affordability for the purpose of creating decent affordable housing.	150	750 Housing Units	
Gresham Program Allocation	City of Gresham	HOME Consortium allocation to be used for housing development, including homeownership in the City of Gresham. All funding to be administered by the City of Gresham.	HOME	\$496,992	\$473,126	Affordability for the purpose of creating decent affordable housing.	30	75 Housing Units	
Gresham HOME - Rent Assistance	City of Gresham	Provide rent assistance to 90 very low- and low-income households to avoid eviction.	HOME	\$99,064	\$99,064	Accessibility for the purpose of creating decent affordable housing.	90	450 Households	

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RENTAL HOUSING PROJECTS (CONTINUED)

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Gresham Administration	City of Gresham	HOME Consortium allocation to be used for administration of Gresham HOME program.	HOME	\$35,221	\$31,636	NA	NA	NA	NA
Multnomah County HOME Program Allocation	Portland Development Commission	HOME Consortium allocation to be used for housing development, including homeownership in Multnomah County. All funding to be administered by Multnomah County. Focus is on Special Needs Rental Housing.	HOME	\$139,596	\$131,628	Affordability for the purpose of creating decent affordable housing.	3	15	Housing Units
Multnomah County HOME Administration	Portland Development Commission	Administer Multnomah County HOME program.	HOME	\$7,397	\$6,540	NA	NA	NA	NA

LOAN SERVICING PROJECTS

Project	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Loan Servicing									
PDC Loan Servicing	Portland Development Commission	Program delivery costs of PDC servicing affordable housing loans.	CDBG	831935	840635	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA

MISCELLANEOUS HOUSING PROJECTS

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Housing									
Public Facilities	Portland Development Commission	Program to assist non-profit agencies provide cost effective services to low-income residents or neighborhoods by providing financial assistance for facility development including pre-development, acquisition, new construction, rehabilitation and program delivery.	CDBG	\$0	\$500,000	Accessibility for the purpose of creating a suitable living environment	1		Public Facility 3
Iris Court HOPE VI Match			CDBG	\$0	\$500,000				

SPECIAL NEEDS HOUSING PROJECTS

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Special Needs Housing									
Special Needs Housing Siting Assistance	City of Portland, Office of Neighborhood Involvement	Provides City staffing to administer a siting assistance program that promotes the siting of special needs housing by providing the community education and dispute resolution services that affirmatively further fair housing for people with special needs.	CDBG	\$ 25,984	\$ 25,984	Accessibility for the purpose of providing decent affordable housing.	NA	NA	NA

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HOPWA PROJECTS

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: HOPWA									
Rent Assistance Contingency	City of Portland, Bureau of Housing and Community Development	Provide contingency to cover cost over runs in CAP permanent housing rent assistance program.	HOPWA	\$5,000	\$5,000	Affordability for the purpose of creating affordable housing.	2	10	Households
HOPWA Housing Development	Housing Development RFP	Development of permanent housing resources for people with HIV/AIDS in the Portland EMA.	HOPWA	\$364,181	\$344,557	Affordability for the purpose of creating affordable housing.	2	10	Housing Units
Cascade Aids Project - Supportive Housing Program	Cascade Aids Project	Provide necessary support including case management and rent assistance for clients to obtain and maintain housing. This program includes both a transition in-place model and the 35 units units of permanent housing developed with HOPWA funds.	HOPWA	\$202,946	\$442,697	Accessibility for the purpose of providing decent affordable housing	55	150	Households
Clark County Supportive Housing Program	Clark County Health Department	Provides 4-6 units of transitional housing in Clark County, Washington and case management services provided by Clark County Department of Community Services. Provides three permanent supportive units through project-based rent assistance.	HOPWA	\$95,012	\$97,007	Accessibility for the purpose of providing decent affordable housing	9	45	Households
Outside In - Youth Transitional Housing	Outside In	units for youth living with HIV and AIDS. Provide case management and other services to facilitate transition to permanent housing. HUD Matrix code should be 3IC but the CPMP tool	HOPWA	\$18,931	\$19,329	Accessibility for the purpose of providing decent affordable housing	3	15	Housing Units
Resource Identification	City of Portland, Bureau of Housing and Community Development	Conduct activities in support of identifying needs and resources for PLWH/A.	HOPWA	\$3,814	\$10,000	Accessibility for the purpose of providing decent affordable housing	NA	NA	NA

CAPACITY BUILDING TECHNICAL ASSISTANCE PROJECTS

City of Portland Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Capacity Building TA									
CDC Capacity Building	Housing Development RFP	Project delivery costs for CDBG and HOME eligible housing projects through the Portland Neighborhood Development Support Collaborative (PNDESC, a partnership of BHCD, the Enterprise Foundation, and the Neighborhood Partnership Fund). PNDESC convenes an advisory board of community representatives to select organizational workplans that include appropriate housing development activities and funding recommendations. BHCD will determine how much CDBG and HOME private funds are needed by each organization for specific eligible projects and set up a tracking system. The Action Plan will be amended to set up each individual housing activity.	CDBG	\$500,000	\$450,000	Affordability for the purpose of creating decent affordable housing.			725 Housing Units
			HOME	\$230,115	\$216,936				
Housing Development Center	Housing Development Center	Financial packaging and construction management services for non-profits involved in affordable housing CDBG-eligible development projects.	CDBG	\$130,000	\$130,000	Affordability for the purpose of creating decent affordable housing.	130	650	Housing Units
Community Development Network	Community Development Network	Provides information and other resources to citizen based organizations participating in the planning, implementation and assessment of activities being assisted with CDBG funds.	CDBG	\$22,000	\$22,660	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
CAT Preservation	Community Alliance of Tenants	Provide information and tracking of preservation projects and expiring Section 8 contracts.	CDBG	\$17,000	\$17,510	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA

City of Portland Action Plan FY 2006-2007

HOUSING SERVICES PROJECTS

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Housing Services									
Oregon Fair Housing Council	Oregon Fair Housing Council	This project will provide fair housing services for people experiencing housing discrimination within the City of Portland. Provides outreach, education, and staffing of an I&R helpline.	GEN	\$12,059	\$20,000	Accessibility for the purpose of creating decent affordable housing.	NA	NA	NA
Legal Aid Service of Oregon - Fair Housing	Legal Aid Services of Oregon	This project provides advice and representation for people experiencing housing discrimination within the city of Portland.	CDBG	\$43,870	\$43,870	Accessibility for the purpose of providing decent affordable housing.	NA	NA	NA
BOLI/ Civil Rights	Bureau of Labor and Industry	Civil rights enforcement through the Bureau of Labor and Industries.	GEN	\$20,184	\$15,000	Accessibility for the purpose of providing decent affordable housing.	NA	NA	NA
Mini Homeowner Rehabilitation	Portland Development Commission, Portland Police Bureau, Community Energy Project, Metro Home Safety Repair, Unlimited Choices, NE Workforce Center, Reach Community Builders	The goals of the Mini Homeowner Rehabilitation program are to increase the habitability and safety of housing for low-income elderly and disabled households while simultaneously preserving the housing stock for future residents.	CDBG	\$955,240	\$983,897	Accessibility for the purpose of creating decent affordable housing.	500	2,500	Housing Units
Ready to Rent		access for persons with barriers to the traditional screening process. Portland Housing Center wrote the curriculum with input from various stake holders in order to prepare tents with barriers for successful renting. The curriculum addresses items such as renters rights and responsibilities, budgeting, credit, etc. PHC also trains, certifies and supports instructors at numerous agencies.	CDBG	\$9,600	\$10,000	Accessibility for the purpose of creating decent affordable housing.	NA	NA	NA

HOUSING SERVICES PROJECTS (CONTINUED)

City of Portland Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Landlord Outreach		The Landlord Outreach program will strive to increase landlords awareness and participation in several programs that increase access to appropriate, safe and affordable housing to low-income populations. Program included in outreach include Housing Connections, Ready to Rent, Fresh Start and lead hazard prevention.	CDBG	\$25,000	\$25,000	Accessibility for the purpose of providing decent affordable housing.	NA	NA	NA
Shared Housing	Ecumenical Ministries of Oregon	Provides home share matching services to elderly homeowners needing assistance to stay in their home and low-income tenants needing very low cost housing.	CDBG	\$40,400	\$40,400	Affordability for the purpose of creating decent affordable housing.	350	1750	People
Relocation Assistance	Housing Authority of Portland	Provide relocation assistance to households displaced as a result of enforcement action taken by the City of Portland, Bureau of Development Services and Fire Bureau or as a result of elevated blood levels in household members under the age of 6.	CDBG	\$44,000	\$44,000	Accessibility for the purpose of providing decent affordable housing.	2	10	People
Community Alliance of Tenants - Hot Line	Community Alliance of Tenants	Hotline and Outreach Program for low-income renters to provide education, information and referral to assist with housing stabilization. Oregon 211 provides the core operations activities for Housing Connections. This includes outreach to renters and agencies to inform them about Housing Connections, providing housing listings to renters and agency staff over the phone, assisting landlords in listing properties, assisting all users with questions regarding the site, and	CDBG	\$40,000	\$40,000	Accessibility for the purpose of creating a suitable living environment.	3,000	15,000	People
Oregon 211	211 Info		CDBG	\$75,000	\$75,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA

**City of Gresham
Action Plan FY 2006-2007**

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
City of Gresham - CDBG Funded Projects									
Housing Development/Rehabilitation									
Adapt-A-Home Rehab	Unlimited Choices, Inc.	Removal of barriers to create accessible housing for approximately 45 low-income Gresham Households with physical disabilities.	CDBG	\$900,000	\$120,000				
Mend-A-Home	Unlimited Choices, Inc.	Provision of emergency home repair to very low- and low-income owner occupied housing.	CDBG	\$80,000	\$80,000				
Rental Assistance	Housing Authority of Portland		CDBG	N/A	\$8,352				
Economic Development									
Job Development	Human Solutions		CDBG	N/A	\$213,051				
Public Improvements									
Pat Pfeifer Restroom	City of Gresham		CDBG	N/A	\$58,200				
SE 197th Ave.	Habitat Frontage	Reconstruction of SE 197th Ave Between Burnside and Stark for approximately 965 feet. Work includes ???.	CDBG	\$114,609	\$46,476				
Multi Service Center	Human Solutions		CDBG	N/A	\$258,356				
Walking Routes to School	City of Gresham		CDBG	N/A	\$32,012				
Public Services									
Fair Housing Assistance	MCLAS		CDBG	N/A	\$5,398				
Transitional Housing	Human Solutions	Provides transitional housing and social services (including free child care) to approximately 86 homeless Gresham residents through 12 units of housing for one year.	CDBG	\$38,000	\$36,465				

City of Gresham Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
El Programa Hispana	Catholic Charities	Provides support for Latinos to overcome short-term crisis and gain the skills needed to become self-sufficient.	CDBG	\$53,219	\$47,000				
Early Childhood Program	Multnomah Education Services Department	Provides in-home services to 50 low-income families with children age birth-5 who have development delays and disabilities.	CDBG	\$25,000	\$24,000				
Views	Cascadia Behavioral Healthcare	Provides peer counseling and support group services to approximately 51 low-income elderly Gresham residents in need of mental health or addiction services.	CDBG	\$30,000	\$28,000				
Administration									
City/Staff/Contract Expenses	City of Gresham		CDBG	\$165,151	\$165,151				
HCDC/Consolidated Plan	City of Portland	Administrative / staff support of the HCDC and the Com/Action Plan.	CDBG	\$17,202	\$16,000				
City of Gresham - HOME Funded Projects									
Housing Development/Rehabilitation									
CHDO Operating Expenses	Human Solutions, Inc.		HOME	N/A	\$25,000				
Tenant Based Rental Assistance	Human Solutions, Inc.	Provide rent assistance to 90 very low- and low-income households to avoid eviction.	HOME	\$99,064	\$100,000				
Raintree Apartments	Human Solutions, Inc.		HOME	N/A	\$325,000				
Mt. Hood Community Apartments	Cascadia Behavioral Healthcare		HOME	N/A	\$100,000				
Village Square Apartments	Innovative Housing		HOME	N/A	\$90,350				
Public Services									
Rent Assistance	Housing Authority of Portland		HOME	N/A	\$32,932				
Administration									
City/Staff/Contract Expenses	City of Gresham		HOME		\$31,636				
Portland HOME Administration	City of Portland		HOME		\$27,371				

Multnomah County Action Plan FY 2006-2007

Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	Outcome Description	One Year	Five Year	Indicator
Multnomah County - CDBG Funded Projects									
Neighborhood Revitalization									
235th Ave & NE Village Ct. Drainage	City of Wood Village		CDBG	N/A	\$93,773				
Community Center Upgrades	City of Fairview	Interior remodel of public space.	CDBG	\$94,000	\$12,000				
Public Services									
Fair Housing Enforcement	Fair Housing Council of Oregon	Housing discrimination enforcement, outreach and training.	CDBG	\$3,162	\$15,756				
Transitional Housing Program	Human Solutions, Inc.	Housing units and childcare for homeless families.	CDBG	\$31,474	\$31,488				
Self Help Wx and Energy Education Workshop	Community Energy Project		CDBG	N/A	\$10,000				
Housing Rehab									
Adapt-A-Home Rehab	Unlimited Choices, Inc.	Removal of barriers to create accessible housing for approximately 45 low-income Gresham Households with physical disabilities.	CDBG	\$65,000	\$65,000				
Mend-A-Home	Unlimited Choices, Inc.	Provision of emergency home repair to very low- and low-income owner occupied housing.	CDBG	\$55,000	\$50,000				
Wx for Seniors and Disabled Persons	Community Energy Project		CDBG	N/A	\$7,500				

Appendices

Appendix A

Citizen Participation Plan

*See 2005-2010 Consolidated Plan
Appendix A*

Appendix B

Public Comment

Public Comment

***February 2006 Principles and Priorities Hearing
Summary of Public Comments on the
Action Plan FY 2006-2007***

<i>Affiliation</i>	<i>Name</i>	<i>Comments</i>	<i>HCDC/Staff Response</i>
Community Development Network	Sam Chase	Mr. Chase distributed information about the urban renewal funding recommendations and the continued need for affordable housing to be addressed in urban renewal policies. He also explained that AHN would continue to pursue a commitment of 30% of all TIF revenue to affordable housing. He noted the California Redevelopment Law and its affordable housing components as a potential model.	
Citizen Advocate	Veronica Bernier	Ms. Bernier related concerns of housing vouchers, homeless from Vancouver using Portland resources, and suggested a coordination of services between Portland and Vancouver.	

Public Comment

***February 2006 Principles and Priorities Hearing
Summary of Public Comments on the
Action Plan FY 2006-2007***

<i>Affiliation</i>	<i>Name</i>	<i>Comments</i>	<i>HCDC/Staff Response</i>
Community Development Network	Sam Chase	Mr. Chase distributed information about the urban renewal funding recommendations and the continued need for affordable housing to be addressed in urban renewal policies. He also explained that AHN would continue to pursue a commitment of 30% of all TIF revenue to affordable housing. He noted the California Redevelopment Law and its affordable housing components as a potential model.	
Citizen Advocate	Veronica Bernier	Ms. Bernier related concerns of housing vouchers, homeless from Vancouver using Portland resources, and suggested a coordination of services between Portland and Vancouver.	

Public Comment

*April & May 2006 Action Plan Draft Hearings
Summary of Public Comments on the
Action Plan FY 2006-2007*

<i>Affiliation</i>	<i>Name</i>	<i>Comments</i>	<i>HCDC/Staff Response</i>

Appendix C

Regulatory Barriers

Regulatory Barriers

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2510-0013 (exp. 03/31/2007)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Regulatory Barriers

<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>” (www.huduser.org/publications/destech/smartcodes.html)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

Regulatory Barriers

11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Total Points:		

Regulatory Barriers

Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A

	1	2
1 Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. Does you state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (<i>nexus</i>) and a method for fee calculation?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

Regulatory Barriers

<p>10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>” (www.huduser.org/publications/destech/smartcodes.html)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state’s own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development. If yes, briefly list these changes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states’ “Consolidated Plan submitted to HUD?” If yes, briefly list these major regulatory reforms.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>15. Has the state undertaken any other actions regarding local jurisdiction’s regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>Total Points:</p>		

Appendix D

CPMP Data

Data to come

City of Gresham

Multnomah County

City of Portland

Appendix E

HUD Certifications

City of Gresham

Multnomah County

City of Portland

Glossary