

BEFORE THE BOARD OF COUNTY COMMISSIONS
FOR
MULTNOMAH COUNTY

In the Matter of Approving the 1995-99)
Multnomah County Community Development Plan)
as a Required Part of the Consolidated Plan, as well)
as the 1995-96 Annual Action Plan for the)
Community Development Block Grant Program)
and HOME Investment Partnership Program to be)
Submitted to the Department of Housing and Urban)
Development.)
_____)

R E S O L U T I O N
95-116

WHEREAS, the Community Development Program of Multnomah County is funded primarily from federal Community Development Block Grant (CDBG) and HOME funds from the Department of Housing and Urban Development;

WHEREAS, the County Development Program of Multnomah County has been notified that it is eligible to receive an annual 1995-96 entitlement amount of \$891,000 in CDBG funds;

WHEREAS, the County Development Program of Multnomah County has been notified by the City of Portland, the lead HOME jurisdiction, that its share of 1995-96 HOME funds is \$220,680;

WHEREAS, the regulations for the CDBG and HOME programs require jurisdictions to comply with a consolidated planning effort and application process in order to receive an annual award of funds from both federal programs;

WHEREAS, Multnomah County and the City of Gresham have joined the City of Portland in the required planning process with the City of Portland identified as the Participating Jurisdiction per federal regulation;

WHEREAS, the consolidated planning process requires specific citizen participation through specified comment periods and public hearings;

WHEREAS, the Consolidated Plan including the Multnomah County Community Development Plan has been available to the public for the comment period April 6 through May 5, 1995;

WHEREAS, the Consolidated Plan includes the required Annual Action Plan which identifies eligible projects and programs in the categories of neighborhood revitalization, public services, housing rehabilitation, and housing development including special needs housing development;

WHEREAS, the Policy Advisory Board met on April 10, 1995 to review and recommend for funding all eligible projects submitted by the February 17, 1995 deadline for program year 1995-96;

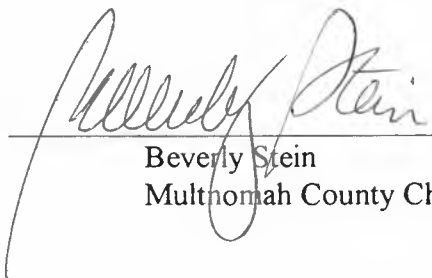
WHEREAS, the Policy Advisory Board held a public hearing on April 20, 1995 to receive and review testimony on selected projects;

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners approve the 1995-99 Multnomah County Community Development Plan and Annual Action Plan for program year 1995-96.

ADOPTED THIS 25th day of May, 1995.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

By: 
Beverly Stein
Multnomah County Chair

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON


Assistant County Counsel
Katie Gaetjens

Multnomah County

Community Development Plan

FY 1995-99

May, 1995





Beverly Stein, Multnomah County Chair

Room 1515, Portland Building
1120 S.W. Fifth Avenue
Portland, Oregon 97204

Phone: (503) 248-3308
FAX: (503) 248-3093
E-Mail: MultChair@aol.com

May 5, 1995

Dear Citizens, Elected Officials, and Other Interested Parties:

The 1995-99 Community Development Plan outlines the continuing efforts to maintain and improve the living environment for the citizens of Multnomah County. This document reflects specific community development goals and the means by which those goals will be achieved in the period 1995-99. This Plan is intended to serve as an addendum to the original 1984 Plan, 1987 Update and 1990 Update. Its primary function is to describe changes in the County since 1990 that affect the County's community development goals.

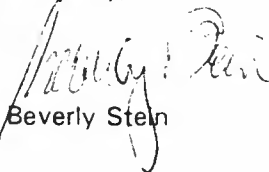
In 1984, Multnomah County attained entitlement funding status for the federal Community Development Block Grant program. Since that time, the County's population has dropped, through annexations by the cities of Portland and Gresham, to below 200,000, the level necessary to qualify as an entitlement community. However, Multnomah County was designated by the U.S. Department of Housing & Urban Development to receive continued funding as an "urban county entitlement." For the years 1995-97, Multnomah County has joined the cities of Gresham and Portland to form a consortium eligible to receive Home Investment Partnership Program (HOME) funds. The consortium jurisdictions are developing a Consolidated Plan which will be completed in early 1995 and will contain the major housing needs assessment for Multnomah County.

This Community Development Plan is intended to serve as a statement of policy and direction for as long as U.S. Department of HUD funds continue to be disbursed by Multnomah County or until a Community Development Plan Update is completed. As in the past, the primary goal of the Community Development Program is to develop viable urban communities, to provide decent housing, a suitable living environment, and to expand economic opportunities, primarily for persons of low and moderate income. This Plan outlines community development needs identified in the East County community and describes the process by which available funds will be allocated to community development projects intended to address those needs.

We are again pleased to include Policy Advisory Board representatives from each of the East County cities in Multnomah County in this planning effort. The City of Portland and the City of Gresham maintain their own community development programs and cooperate with our program to ensure mutual compatibility of efforts.

We are pleased to offer the benefits of the community development program to all the citizens of Multnomah County. We look forward to continued success in meeting our community development goals and in improving living conditions for all our citizens.

Sincerely,



Beverly Stein



MULTNOMAH COUNTY
COMMUNITY DEVELOPMENT PLAN
FY 1995-1999

Spring, 1995

Prepared by:

Multnomah County Community & Family Services Division
Community Development Program
2115 Southeast Morrison Street
Portland, Oregon 97214
(503) 248-3631

Preparation of this plan was funded by a grant from the Community Development Block Grant Program of the U. S. Department of Housing and Urban Development, administered by the Multnomah County Community Development Program.

ACKNOWLEDGMENTS

MULTNOMAH COUNTY

Multnomah County Chair

Beverly Stein

Board of County Commissioners

Tanya Collier

Gary Hanson

Sharron Kelley

Dan Saltzman

Community Development Program

Rey Espana, Program Manager

Cecile Pitts

Karen Jones Whittle

Janet Hawkins

POLICY ADVISORY BOARD

Representatives

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Marilyn Holstrom, City Administrator, Fairview

Sharron Kelley, Board of Commissioners, Multnomah Co.

Sheila Ritz, City Administrator, Wood Village

Douglas Schmitz, City Manager, Lake Oswego

Paul Thalhofer, Mayor, Troutdale

Alternates

Jerry Anderson, Public Works Director, Wood Village

James Galloway, Public Works Director, Troutdale

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I. INTRODUCTION

The 1995-99 Community Development Plan is designed to augment, and in some cases, revise the information contained in the Multnomah County Community Development Plan for 1984-87, the Community Development Plan Update 1987-90 and Community Development Plan Update 1990-93. Serving as an addendum to the previous three planning documents, the 1995-99 Plan reflects Multnomah County's community development goals and the means by which those goals will be achieved in the period 1995-99. The Plan will lay the foundation for the process by which funds will be allocated to CDBG projects intended to address identified needs.

The 1984 Plan, 1987 Plan Update and 1990 Plan Update each included a detailed description of those conditions in the County which affect and/or are affected by community development (CD) activities. All three documents included information on population characteristics, income and economic conditions, housing stock, and other baseline data. The 1984 Plan also outlined trends in the existing baseline information. The main source of information for the Plan was the 1980 Census and subsequent updates of census data.



As in all previous planning documents, the 1995 Plan encompasses both incorporated and unincorporated areas of Multnomah County. These planning documents also included information for neighborhoods that had been annexed into the City of Portland, but were still considered part of the County's planning area. With annexations by the City of Portland now complete, this 1995 Plan contains no information on neighborhoods annexed by the City of Portland.

The CDBG planning relationship with the City of Gresham has also changed during the last decade. In the years 1984-89, the City of Gresham was a member of the Urban County consortium for CDBG funding. Beginning in program year 1990,

the City of Gresham qualified as an "entitlement city" under the federal Community Development Block Grant program. Gresham and Multnomah County entered into a cooperative agreement to submit a joint application for CDBG funding during the first two years of the City's entitlement program. Gresham's program became independent from the County in 1992.

For the years 1995-97, Multnomah County has joined with the cities of Gresham and Portland to form a consortium eligible to receive Home Investment Partnership Program (HOME) funds. The Portland, Gresham and Multnomah County Consolidated Plan will contain the major housing needs assessment for the consortium jurisdictions. The Consolidated Plan will be completed in early 1995.

According to HUD statisticians the population of the entitlement area has dropped to 82,959, basically due to annexations by the City of Portland and the City of Gresham. Specific census tracts have not been identified, therefore, the County Profile Section in the 1994 Plan will be viewed as providing only general information on community trends.

The Needs Assessment, a partial inventory of potential CD projects in the County, has been revised in its entirety. This does not imply that projects identified in the 1984 Plan, 1987 Plan Update, 1990 Plan Update or elsewhere will not be considered, but rather is simply a reflection, based on input from citizens, public officials, and CD Program staff, of changes in CD needs in the decade since 1984.

Finally, while actual funding levels for 1995-1999 are not assured, program funds are expected to be less than that for the period 1990-93. General operating procedures and objectives will remain the same. The program will continue to be administered by the Community Development Program (CDP) of the Multnomah County Division of Community and Family Services. CDP staff will provide oversight, administration, and technical assistance to project applicants. The Policy Advisory Board (PAB) comprised of one representative from each participating city and the County will continue to provide policy direction and project recommendations to the Board of County Commissioners.

Organization of the 1995 Plan:

In addition to the introduction, the CD Plan contains the following sections:

- **Needs Assessment.** As noted above, this section contains a listing of CD needs identified in the County. This list is only a preliminary inventory, and does not preclude other potential CD projects, nor does it guarantee funding for any particular project designed to address those identified needs.
- **Revisions to Goals and Strategies.** The general goals and strategies of the 1984 Plan, 1987 Plan Update and 1990 Plan Update are still applicable to this current Plan and do not conflict with the new Needs Assessment. However, based on the growing recognition of such needs as housing for the homeless, persons with disabilities, and persons in crisis situations, this section reflects minor changes in short-term program objectives as determined by the Policy Advisory Board. Of key interest in this section are the Resource Allocation policies, which set broad funding levels for different types of CD activities.
- **Maps.** Included in this section are various maps referenced in the body of the report.

Survey Qualified Areas

In the 1995 Plan various areas or neighborhoods are considered "prequalified" when they have been identified as predominantly lower income on the basis of the U.S. census information. This status means that the "prequalified area" is automatically eligible for area-wide projects such as waterline improvements. Since the 1990 Census, a number of areas have lost prequalified status through gains in population of middle income families.

As a part of the 1995 CD Plan development process, several local surveys have been conducted, using HUD approved methodology, to establish moderate to low- income neighborhoods as lower income. Maps of qualified areas are included in this update.

General Methodology

The 1995 CD Plan process was managed by staff from the County's Community Development Program. The recommended changes were reviewed and adopted by the Community Development Policy Advisory Board (PAB) of the County Community Development Block Grant Program and reviewed for adoption and implementation by the Board of County Commissioners in the winter of 1995. The planning process has consisted of the following:

1. Intergovernmental Cooperation Agreements were renewed between the County and each of the five small cities for the 1994-1996 program years.
2. Community development objectives as previously identified were reviewed by the CDP Staff and PAB members.
3. Housing and community development needs were identified through the analysis of information provided by participating cities, concerned agencies, organizations and individuals.

Public input to the Needs Assessment section of the 1995 CD Plan has come from a variety of sources. The chief source of gathering information has been through a public hearing process.

The Community Development Program staff conducted a public hearing to seek community involvement with the development of the Needs Assessment section of the Plan. Government officials, social service agencies, neighborhood associations, minority people's organizations and others received an announcement of the Public Hearing and a draft copy of the CD Plan Needs Assessment information. Oral testimony and written comments were received at the hearing. The minutes of the Public Hearing and written comments are included as an attachment to this report (**Attachment A**).

Key milestones in the planning process (i.e., draft plan public hearing, PAB review, and BCC adoption hearing) were advertised by mailer and/or notice in the Oregonian, Portland Observer and the Gresham Outlook. County staff met with each city and various special interest groups to discuss the program.

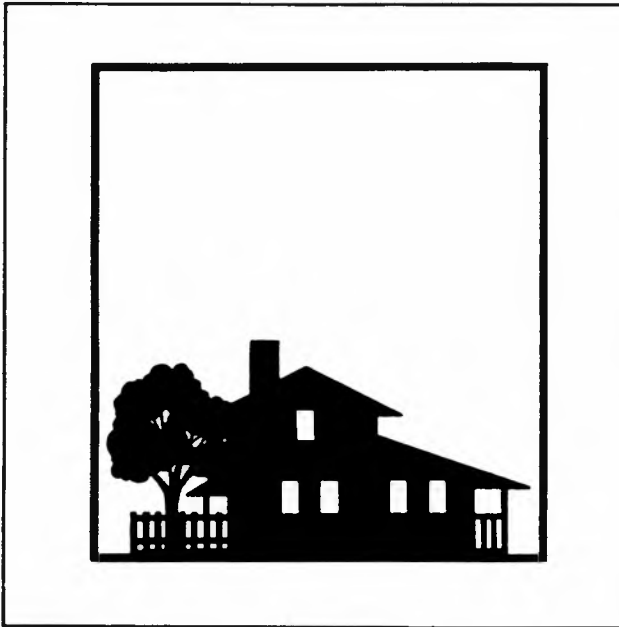
This project represents a reflection of the changes in the Multnomah County program. It also represents the conscientious efforts of local citizens and officials to acknowledge local needs and move ahead to address these issues.

II. NEEDS ASSESSMENT

Introduction

Citizens, elected officials, and agency staff in Multnomah County participated in the identification of community development needs in Multnomah County.¹ Needs were identified through meetings with city and county staff, elected officials, and county residents, and through public meetings. The needs identified in this plan do not constitute a definitive list of county needs, however they provide a guide for program development and implementation.

These needs are grouped according to the CDBG program categories described on pages 5-8. County-wide needs and the specific needs identified for each jurisdiction are also listed by category in the last section. The needs listed in this plan are not automatically eligible for funding; they must also comply with federal regulations governing the Community Development Block Grant program.



Community Development Block Grant (CDBG) Program Goals

According to federal statute, the basic goal of the CDBG program is "the development of viable urban communities, including decent housing, a suitable living environment, and expanding economic opportunity, principally for persons of low and moderate income." This is achieved by giving "maximum feasible priority" to activities:

1. "of benefit to low and moderate income persons"; or
2. which "aid in the prevention or elimination of slums or blight"; or
3. "designed to meet other community development needs having a particular urgency because existing conditions pose a serious or immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs"² or where available resources are insufficient to meet such needs. This definition includes support for urgent needs where local funds are either insufficient or not available.

¹ County refers to the Multnomah County CDBG Entitlement Area.

² Federal Register, September 6, 1988, V. 53, No. 172, Section 570.200

CDBG Program Categories

Potential projects are categorized according to one of these CDBG categories.

- **Neighborhood Revitalization.** Projects must address a lack of physical public facilities that results in an unsafe or undesirable condition in an identifiable neighborhood area or small city. Examples include substandard streets, public facilities or utilities, or a lack of such facilities. In order to be eligible for funding, per HUD regulation quartile exception criteria, 44.9 percent or more of the neighborhood population must be low or moderate income, according to the 1990 census or a later source. Projects that prevent or eliminate slums or blight are also eligible.³
- **Housing.** Projects must increase the quantity of affordable housing or improve substandard units for low or moderate income persons, the elderly or persons with disabilities. Special needs housing which serves the elderly or the disabled is also eligible.
- **Community Facilities.** Projects must address an identifiable lack of a facility or facilities to house a program or service needed by CDBG target populations. Only capital improvement needs are eligible.
- **Public Services.** Projects must provide essential social or health services for low and moderate income persons not currently being provided from other sources. Examples include: counseling and services related to crime prevention, child care, health, housing, recreation, drug abuse recovery, education and energy conservation.
- **Economic Development.** Programs that create or retain permanent jobs for low and moderate income residents are eligible if it can be shown that jobs could not be created without the infusion of CDBG dollars. Examples include: loans or grants which support creation or retention of jobs for low and moderate income people. Projects eligible for funding must exhibit a direct link between the creation or retention of jobs and CDBG expenditures and require a firm commitment to hire by the benefiting employer.

³ See Glossary Section of the 1995 Community Development Plan for a more detailed definition of slums or blight. A neighborhood, as defined by HUD, is a geographic location which is designated in comprehensive plan, ordinance or other local document.

- **Historic Preservation.** Projects must meet one of the three national CDBG objectives⁵ and protect a significant historic resource in Multnomah County.
- **Disabled Access.** Projects must remove physical barriers and construct facilities to ease access for persons with disabilities in public facilities, private residences or businesses. Examples include: construction of ramps, lowering counter tops, or widening doorways to accommodate wheelchairs.

County-wide Needs by Program Category

The Multnomah County CDBG program includes Fairview, Maywood Park, Troutdale, Wood Village, and a portion of Lake Oswego, in addition to the unincorporated areas of the county. Some identified needs might result in projects which would benefit residents in all of these areas. These county-wide needs are listed below.

Program Category	Description
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Housing	<p>There is a need to improve the quality and quantity of affordable housing for low and moderate income people and to provide appropriate housing opportunities for special needs households. Example of housing activities include the following:</p> <ul style="list-style-type: none"> . Provide assistance to very low income households to install on-site sewer lines to enable hooking up to sewers in the mid-County area, where no other resources are available. . Acquire and/or renovate housing for an emergency shelter for the homeless, victims of domestic violence, and other special needs households. . Acquire and/or renovate housing for transitional (90-day) housing units for homeless individuals and families. . Facilitate the development of low-income rental units, utilizing a public/private partnership approach. . Provide a range of no-interest and low-interest loans and grants to assist low income homeowners to rehabilitate their dwellings. . Initiate a program that provides affordable home ownership opportunities to low and moderate families.
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⁵ The objectives are listed in the Goals and Strategies Section of this report.

- . Provide low-interest loans to assist landlords to rehabilitate affordable rental housing serving primarily low and moderate income households.
- . Weatherize multi-family housing and provide safe lighting.
- . Install deadbolt locks in elderly/family housing.
- . Inspect low income housing for health and safety hazards and develop housing codes.
- . Acquire and/or rehabilitate housing to make it accessible to persons with mobility impairments.
- . Assist low and moderate income mobile home owners in their efforts to establish cooperative ownership of park sites.

**Public
Services**

Support an emergency services network designed to address basic needs of people in crisis and, thus, assisting them to stabilize and become self-sufficient. Examples of public service activities include the following:

- . Match emergency shelter and basic needs assistance with case management which will enable people to disengage from the emergency services system and become economically self-sufficient.
- . Provide shelter for individuals and families escaping domestic violence situations.
- . Provide homeless individuals and families access to drug and alcohol treatment programs.
- . Provide mental health counseling services to families affected by the problems of physical, mental and sexual abuse.
- . Provide basic health and dental maintenance services.
- . Provide shared housing referral services to match elderly and low or moderate income persons to help elderly home owners continue to live independently.
- . Provide temporary housing vouchers for the homeless.
- . Provide rent supplements to stabilize housing conditions for low-income families and prevent evictions.
- . Provide fair housing education, outreach and enforcement.
- . Provide housing counseling and habitability services to low income and special needs households to prevent homelessness.
- . Provide citizen training/education programs to include such topics as home protection, home ownership, and how to be involved in public decision processes.
- . Provide low income families with job training and educational services.
- . Provide support services to persons with physical and mental disabilities.

**Neighborhood
Revitalization**

Neighborhood revitalization needs address serious public health and safety issues such as fire protection and clean water. Examples of county-wide activities include the following:

- . Upgrade water system facilities and fire hydrant facilities to provide adequate flow and fire protection resources to lower income neighborhoods.
- . Construct sidewalks where none currently exist and improve handicap accessibility of existing sidewalks according to uniform design standards.
- . Make necessary storm drainage improvements in accordance with the County Storm Drain Master Plan to alleviate flooding of homes in prequalified neighborhoods.
- . Make street reconstruction/construction improvements of a health and safety nature serving prequalified neighborhoods.
- . Improve street lighting to upgrade safety and security to low and moderate income neighborhoods.
- . Acquire and develop neighborhood parks serving low and moderate income households.
- . Provide a neighborhood fix-up, clean-up program.

**Disabled
Access**

- . Construct ramps, widen halls and doorways, etc. in public facilities and residential facilities for elderly and disabled.
- . Encourage development of projects which are for communication access, e.g., TDD access, assisted listening systems, etc.

**Economic
Development**

Multnomah County needs to create or retain jobs for lower income people. Activities designed to improve economic opportunities include:

- . Support organizational activities serving east county business districts.
- . Encourage new businesses to locate in East County.
- . Assist existing businesses and business districts to make needed improvements to encourage job creation in East County.
- . Match case management services for low-income and disabled persons with vocational training.

Needs of Unincorporated Areas by Program Category

Population: 62,739 (1990 Census)

Number of Housing Units: 33,578

The unincorporated area of Multnomah County includes the urbanized mid-county area generally between SE 122nd and SE 148th, the territory east of Gresham and Troutdale, as well as the area west of the City of Portland's most western boundary. Extensive annexations by the cities of Portland and Gresham have significantly reduced the population of the area since the 1980 census.

Identified community development needs in Multnomah County reflect a wide range of concerns, including neighborhood revitalization needs (such as improved water/sewer service and increased parks and recreation facilities), and a variety of public service needs, and specialized housing programs.

Identified needs in unincorporated Multnomah County are listed below:

Program Category	Description
Neighborhood Revitalization	<p>Neighborhood revitalization needs address serious public health and safety issues such as fire protection and clean water. Examples of community-wide activities include the following:</p> <ul style="list-style-type: none">. Upgrade water system facilities and fire hydrant facilities to provide adequate flow and fire protection resources to lower income neighborhoods.. Provide assistance to very low income households to install on-site sewer lines to enable hooking up to sewers in the mid-County area where no other resources are available.. Construct sidewalks where none currently exist and improve disabled accessibility of existing sidewalks.. Make necessary storm drainage improvements in accordance with local capital improvement plans.. Make street reconstruction/construction improvements of health and safety nature serving prequalified neighborhoods.. Improve street lighting to upgrade safety and security to low and moderate income neighborhoods.. Acquire and develop neighborhood parks serving low and moderate income households.. Provide a neighborhood fix-up, clean-up program.
Housing	<p>There is a need to improve the quality and quantity of affordable housing for low and moderate income people and to provide appropriate housing opportunities for special needs households. Example of housing activities include the following:</p> <ul style="list-style-type: none">. Acquire and/or renovate housing for an emergency shelter for the homeless victims of domestic violence and other special needs households.

- . Provide a range of no-interest and low-interest loans and grants to assist low income homeowners to rehabilitate their dwellings.
- . Initiate a program that provides affordable home ownership opportunities to low and moderate income families.
- . Provide low interest loans to assist landlords to rehabilitate affordable multi-family rental housing serving primarily low and moderate income households.
- . Weatherize multi-family housing and provide safe lighting.
- . Install deadbolt locks in elderly/family housing.
- . Inspect low income housing for health and safety hazards and develop housing codes.
- . Acquire and rehabilitate housing for special needs individuals.

**Economic
Development**

Multnomah County needs to create or retain jobs for lower income people. Activities designed to improve the economic opportunities include:

- . Support organizational activities serving east county business districts.
- . Encourage new businesses to locate in east County.
- . Assist existing businesses and business districts to make needed improvements to encourage job creation in east County.

Needs of Incorporated Areas By Program Category

City of Fairview

Population: 2,391 (1990 Census)

Number of Housing Units: 922

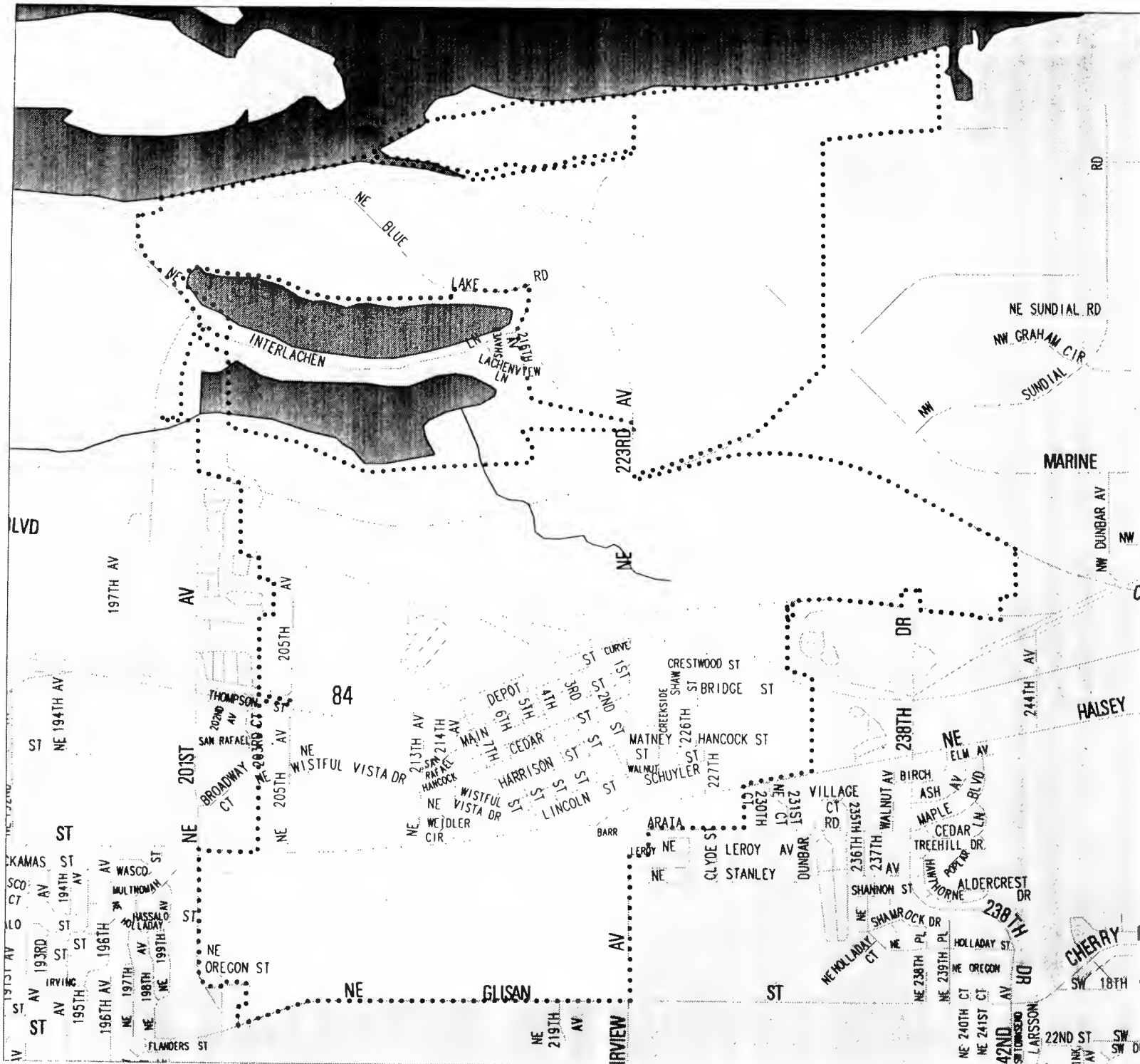
1990 Block Grant statistics establish that over 41 percent of the households within the city limits are low and moderate income. Census tracts with 44.9 percent low and moderate income residents will be served by neighborhood revitalization projects; many neighborhoods were surveyed for eligibility. [See page #40 for survey information.] A small percentage of the housing units are substandard.

Major problems faced by Fairview include deteriorating streets, lack of an adequate drainage system and lack of a fully developed sanitary sewer system. Streets and roadways in the central core of the City have deteriorated over the past two decades. Drainage problems are severe in the winter, causing water to collect in vacant lots, streets and intersections, and ditches.

Needs identified in Fairview are listed below:

Program Category	Description
Neighborhood Revitalization	<ul style="list-style-type: none">. Resurface streets in core area.. Waterline system.. Storm drains.. Flood control devices along Fairview Creek and elsewhere.. Sanitary sewer improvements.. Enhance park facilities which serve lower income Fairview households.. Fire protection and suppression services.. Rehabilitation of local streets.
Housing	<ul style="list-style-type: none">. Provide rehabilitation assistance to low and moderate income families.
Disabled Access	<ul style="list-style-type: none">. Construct curb cuts to improve disabled access to City Hall.. Construct cuts and build wide asphalt paths to city park.

Fairview



SOURCES:

METRO STREET ADDRESS MAP

Graphic source:
RLIS Parcel Map, 1994

Map accuracy and data collection scale

City of Beaverton, Multnomah County City and Tigard
control point positional accuracy is plus or minus five feet
or better, 1"=100'

Multnomah County East of 62nd Ave: based on existing control
points. Line work entered using coordinate geometry.
Remainder of region: control point positional accuracy is plus
or minus ten feet, 1"=100', 1"=200' or 1"=400'

Data source:

U.S. Bureau of the Census TIGER Line File 1990, county address
records, Thomas Bros. Maps Inc.

CITY LIMITS

Portland Metropolitan Area Boundary Commission and local
jurisdiction zoning maps, 1994. Refer to the parcel map.

600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1700



METRO

City of Lake Oswego (Multnomah County Segment)

Population: 32,564 (2,109 persons in Multnomah County)

Number of Housing Units: 13,123 (Clackamas and Multnomah County combined)

The City of Lake Oswego is located south of Portland. Although most of the city is in Clackamas County, a small portion is in Multnomah County. This portion is part of the Mountain Park residential development and has a population of 2,109 persons in the entitlement area. Incomes and housing values in this area are higher than any other community in Multnomah County.

No specific community development needs have been identified at this time for this area in Lake Oswego.

City of Maywood Park

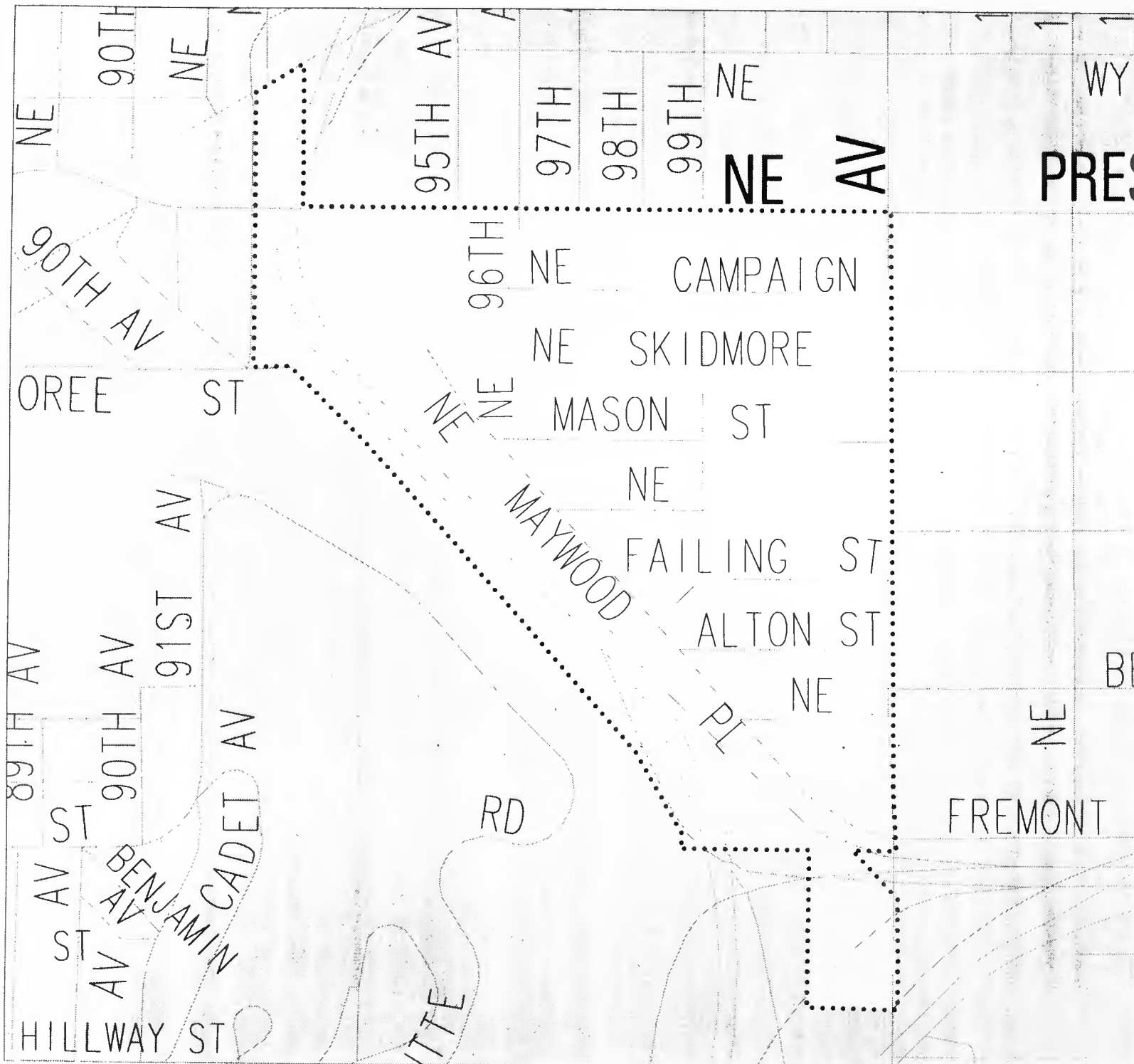
Population: 781 (1990 Census)

Number of Housing Units: 306

Maywood Park is bounded by I-205, NE 102nd Avenue, and Prescott Street. Approximately 30 percent of the residents are elderly and about 21 percent are low and moderate income. The drop in population between the 1980 census (900 persons) and the 1990 census (781 persons) indicates a decrease in average household size and aging of the population. The city is entirely residential; most structures are single-family owner-occupied houses between 30 and 50 years old. Because no commercial areas exist in Maywood Park, residents are reliant upon neighboring commercial centers, especially the Parkrose business district.

Needs identified in Maywood Park are listed below:

Program Category	Description
Neighborhood Revitalization	. Convert from cesspools to sanitary sewers.
	. Install curbing and/or sidewalks as needed.
	. Place electrical and telephone lines underground to minimize storm damage.
Housing	. Rehabilitate low or moderate income housing units.
	. Weatherize low or moderate income housing units.



R L I S

Maywood Park

SOURCES:

METRO STREET ADDRESS MAP

Graphic source:
RLIS Parcel Map, 1994

Map accuracy and data collection scale:

City of Beaverton, Milwaukie, Oregon City and Tigard:
control point positional accuracy is plus or minus five feet
or better, 1"=100'

Multnomah County East of 42nd Ave: based on existing control
points: Line work entered using coordinate geometry.
Remainder of region: control point positional accuracy is plus
or minus ten feet, 1"=100', 1"=200' or 1"=400'

Data sources:

U.S. Bureau of the Census TIGER Line File 1990; county address
records, Thomas Bros. Maps Inc.

CITY LIMITS

Portland Metropolitan Area Boundary Commission and local
jurisdiction zoning maps, 1994. Refer to the parcel map.

600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1700



METRO

City of Troutdale

Population: 9,608 (1990 Census)

Number of Housing Units: 2,509

Troutdale is a suburban community approximately 15 miles east of Portland. Its greatest period of growth was in the 1970's when population increased from 600 to more than 5,000; current population is approximately 9,608. During this period, the city's land area increased seven times and the housing stock four times, primarily because of annexations. City services have been extended in advance of new development or as new development occurred. The eastern expansion of Troutdale is limited by the boundaries of the Columbia River Gorge National Scenic Area.

Most of Troutdale's housing stock is relatively new. Since 92 percent of the city's housing stock is less than 20 years old, the overall condition of the stock is good. However, most of the housing units in the Old Town area were built before 1950. Consequently, some units are in need of repairs. Street reconstruction, sidewalk, storm sewer, and water line improvements in the Old Town area were carried out during the past decade of funding.

Aside from housing and neighborhood related concerns, Troutdale's greatest need is to stimulate investment in commercial and industrial development so that more jobs will be available to area residents. The downtown adjacent to, and part of, the Old Town is strategically located providing both convenient employment and shopping opportunities for Old Town residents.

Immediately north of the downtown is another area planned for commercial and industrial development. This area, referred to as the "Troutdale Mini-Industrial Park," consists of both privately and publicly owned land. Water, storm sewer, and street improvements, are needed in both the Troutdale Industrial Park and downtown areas to stimulate economic development. Some planning work will be required to further the design and improvement of both areas.

Needs identified in Troutdale are listed below:

Program Category	Description
Neighborhood Revitalization	<ul style="list-style-type: none">Improve streets, sidewalks, storm sewers, utilities and water lines in Old Town.Develop city park on river.Improve streets, sidewalks, storm sewers, utilities, waterlines and other facilities within the survey qualified area of Troutdale.Construct a 12" waterline upgrade along the Historic Columbia River Highway from Kibling to the Sandy River in order to provide fire protection to homes, businesses and City facilities.Construct adequate storm sewer facilities to serve industrial areas.Construct sewer and water facilities to serve Troutdale's commercial/industrial areas.Construct public facilities in concert with, or in anticipation of development.Construct 250 off-street parking spaces in the downtown area.

**Community
Facilities**

- . Building improvements, property acquisition, play equipment, trails, fences, etc.
- . Construct public/private parking to accommodate downtown redevelopment.
- . Construct additional off-street parking spaces in the downtown core area.
- . Expand or replace aging City Hall.
- . Replace deteriorated Public Works Shop.

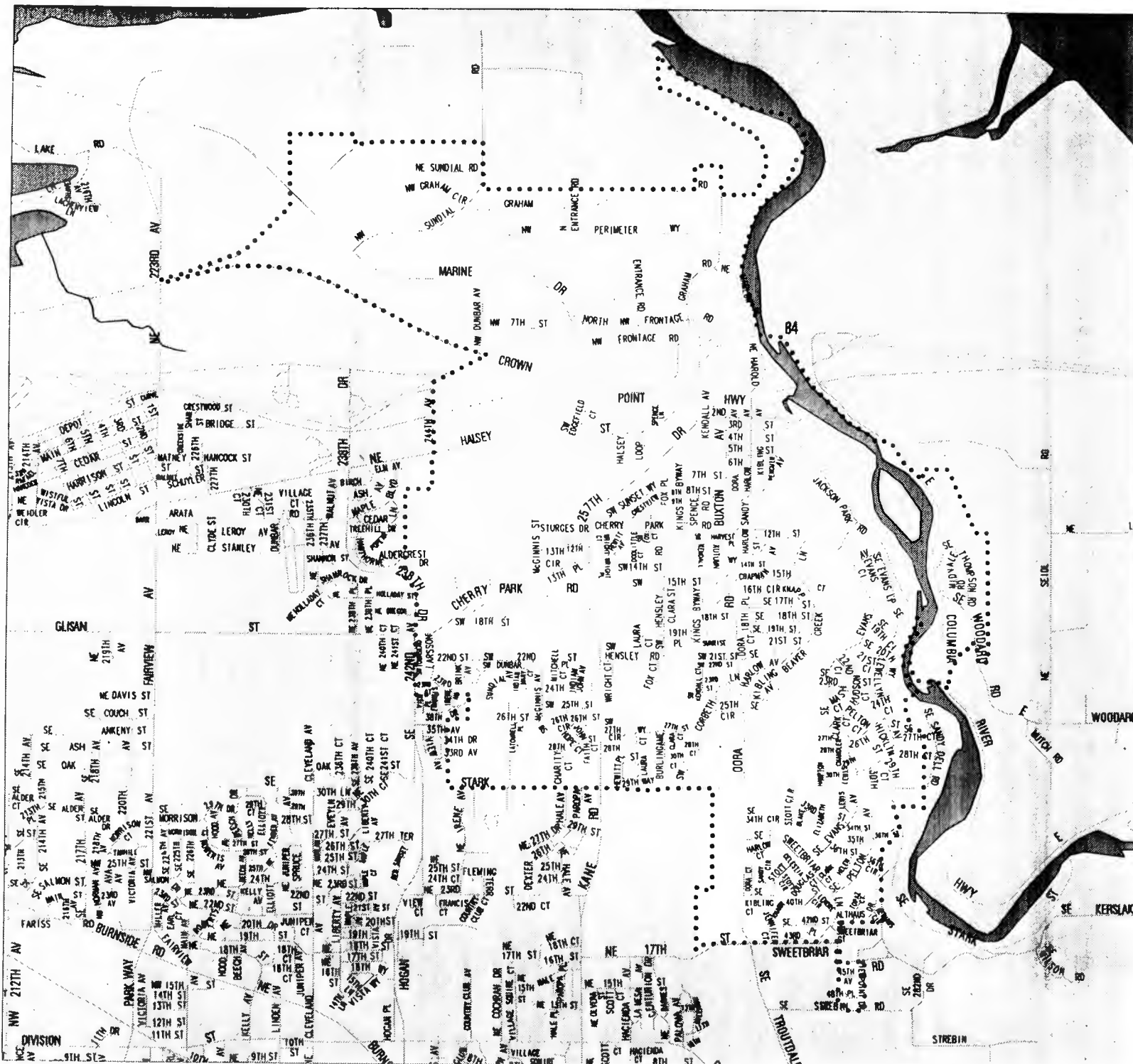
**Economic
Development**

- . Construct storm sewer system to serve Troutdale
- . Construct sewer and water line to commercial property along north side of I-84.
- . Establish commercial/industrial revolving loan fund to assist in the restoration of downtown businesses.
- . Develop training facilities for private firms at Mt. Hood Community College site.

Planning

- . Prepare storm drain master plan to identify needs and develop construction strategy to build system.
- . Develop strategies and commercial/industrial attraction strategies for the downtown, commercial and industrial areas.
- . Conduct a "Needs Analysis" for Community Facilities.

Troutdale



SOURCES:

METRO STREET ADDRESS MAP

Graphic source:

RLIS Parcel Map, 1994

Map accuracy and data collection scale:

City of Beaverton, Milwaukie, Oregon City and Tualatin.

control point positional accuracy is plus or minus five feet

or better, 1"=100'

Multnomah County East of 42nd Ave. based on existing control

points. Line work entered using coordinate geometry.

Remainder of region: control point positional accuracy is plus

or minus ten feet, 1"=100', 1"=200' or 1"=400'

Data source:

U.S. Bureau of the Census TIGER Line File 1990, county address

records, Thomas Bros. Maps Inc.

CITY LIMITS

Portland Metropolitan Area Boundary Commission and local

jurisdiction zoning maps, 1994. Registers to the parcel map

600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1700



METRO

City of Wood Village

Population: 2,920 (1990 Census)

Number of Housing Units: 1,197

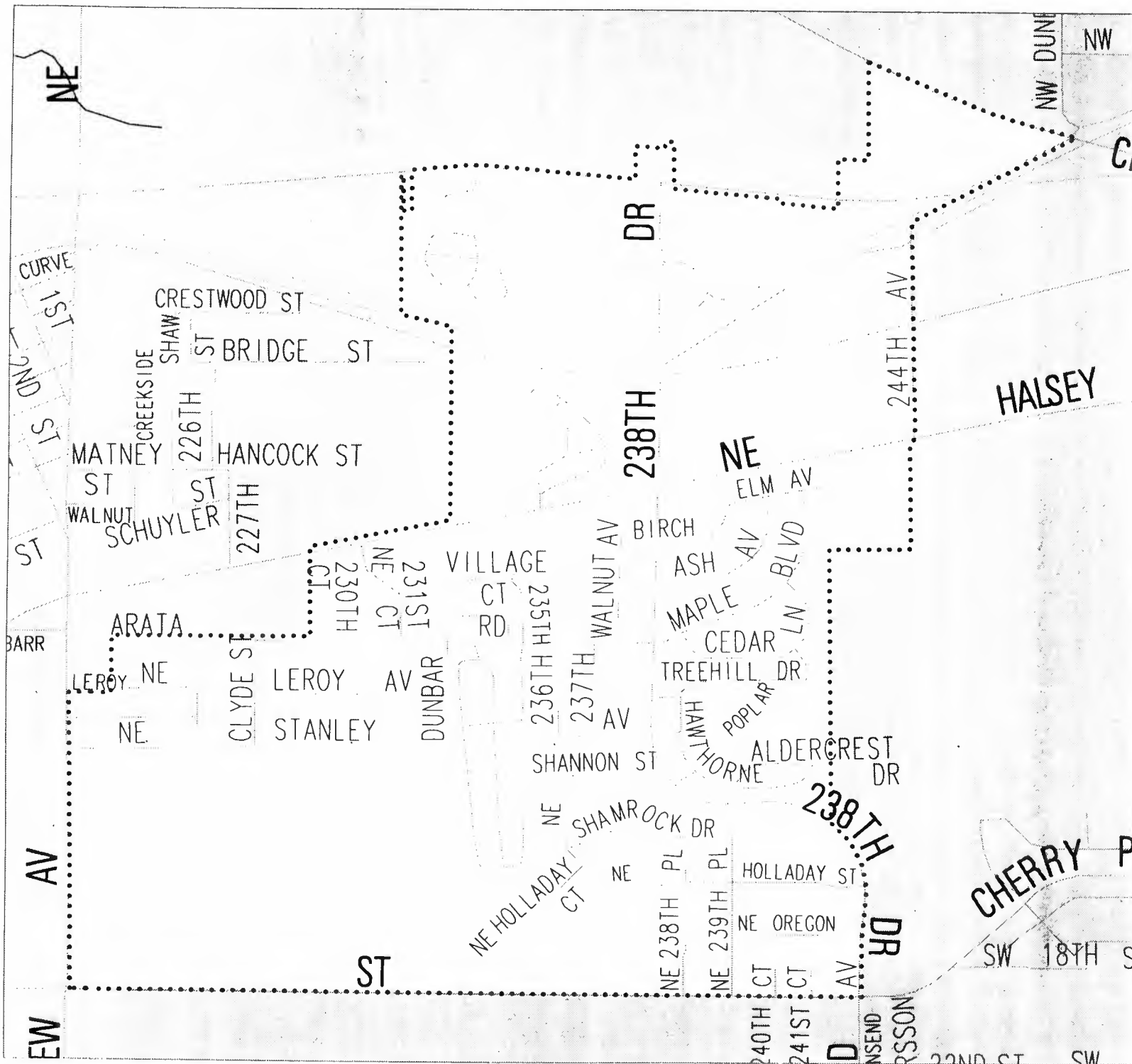
The City of Wood Village is a residential community in an area slightly less than one square mile. It contains five manufactured home parks (436 units), primarily housing retired residents and senior citizens. Overall, the City's housing stock consists of 32% single-family and duplex units, and 68% multi-family and manufactured home park units. Originally a war-time housing project for workers at the nearby Reynolds Aluminum Plant in Troutdale, housing in the older section ("Original Village"), and the streets and water and sewer facilities serving it, is very different from that in the newer section of the city, built during the 1960's.

According to 1990 census information, approximately 43 percent of the City's residents are low or moderate income. There are concentrations of low and moderate income households in identified neighborhoods. Census tracts with 44.9 percent low and moderate income residents will be served by neighborhood revitalization projects; many neighborhoods were surveyed for eligibility. [See page #40 for survey information.] Replacement of deteriorating waterlines, sanitary sewer, storm sewer, and street improvements have now been completed in the "Original Village."

A number of needs have been identified by the City Council and are reflected in the City's Comprehensive Land Use Plan and Capital Improvement Plan. Aside from housing and neighborhood revitalization concerns, Wood Village's greatest need is to stimulate investment in commercial and industrial development.

Needs identified in Wood Village are listed below:

Program Category	Description
Neighborhood Revitalization	<ul style="list-style-type: none">. Waterline improvements to increase fire protection.. Maintain and improve City Park.. Develop new park properties.. Apply roof sealant to reservoir #1.. Improvements to storm drainage system.
Housing	<ul style="list-style-type: none">. Rehabilitate older residential structures.
Economic Development	<ul style="list-style-type: none">. Water system improvements to provide sufficient flow to serve commercial and industrial properties.. Construct sanitary sewer line to serve industrial properties north of Sandy Blvd.. Construct access roads to serve land locked manufacturing properties between Halsey Street and I-84.



Wood Village

SOURCES:
METRO STREET ADDRESS MAP
 Graphic source:
 RLIS Parcel Map, 1994
 Map accuracy and data collection scale:
 Cities of Beaverton, Milwaukie, Oregon City and Tigard
 control point positional accuracy is plus or minus five feet
 or better, 1"=100'
 Multnomah County East of 42nd Ave: based on existing control
 points. Line work entered using coordinate geometry
 Remainder of region: control point positional accuracy is plus
 or minus ten feet, 1"=100', 1"=200' or 1"=400'
 Data source:
 U.S. Bureau of the Census TIGER Line File 1990, county address
 records, Thomas Bros. Maps Inc.
CITY LIMITS
 Portland Metropolitan Area Boundary Commission and local
 jurisdiction zoning maps, 1994. Refer to the parcel map

600 NE Grand Ave
 Portland, OR 97232-2736
 (503) 797-1700



III. GOALS, POLICIES AND STRATEGIES

INTRODUCTION

This section presents long and short term community development objectives and operating policies for allocation of the county's CDBG funds. Short term objectives are specific, and provide direction for the allocations and programs likely to be funded by the CD Block Grant program. The resource allocation policies discussed in the last part of this section are based on the short and long term objectives and are reflected in the project rating criteria. Projects will be selected based on how well they achieve the CDBG objectives. These objectives and policies provide guidance to those involved in the county's CDBG effort -- citizens, the Community Development Program (CDP), the Policy Advisory Board (PAB), and the Multnomah County Board of County Commissioners (BCC).

This section is organized as follows:

- General CDBG program goal and the county's long term objectives.
- General operating objectives for administration and allocation of CDBG funds.
- Short term objectives and resource allocation policies for the program.



CDBG Goal

According to federal statute, the basic goal of the CDBG program is "the development of viable urban communities, including decent housing, a suitable living environment, and expanding economic opportunity, principally for persons of low and moderate income."

Multnomah County CDBG Program: Long Term Objectives

1. Ensure compatibility between the CDBG programs of the cities of Gresham and Portland and Multnomah County in the areas of annexation activity.

2. Wherever possible, use CDBG monies with matching funds from other sources and, where appropriate, encourage establishment of revolving loan funds. The purpose of this objective is to have a maximum and sustained effect on the community development needs of the area.
3. Wherever possible, use housing development and housing rehabilitation staff and resources to leverage other funding for programs for the entitlement area. These include the HOME program, Section 8, HOPWA, and other State/Federal programs to address needs of the homeless and other special needs populations.
4. Establish an allocation process for future program years which is well-defined, responsive to federal requirements, addresses local priorities, and gives priority to projects that may be completed in a timely fashion.

General Operating Objectives

The Multnomah County Community Development Program (CDP) administers the block grant program and provides staff support to the PAB and project sponsors. After appropriate review, CDD prepares and submits the county's annual statement of objectives and projected use of funds to HUD, with PAB and BCC approval.

Eligible applicants include: participating cities, public agencies, special service districts, non-profit organizations, and County Departments. Individuals and neighborhood associations must work with one of these organizations to sponsor a project.

Eligible Activities (24 CFR 570.201-206)

Eligible activities include housing rehabilitation programs, street and utility improvements, parks, community centers, various public services, and economic development activities which create or retain jobs for lower income people.

Ineligible Activities (24 CFR 570.207)

Under current federal regulations, activities specifically ineligible are "buildings for the general conduct of government" -- city halls, county administration buildings, and state legislative or administrative offices. In addition, CDBG funds cannot be used for general government, operations and maintenance of public facilities, new housing construction or political activities.

Implementation and Administration

The CDBG program will be administered by the Community Development Program (CDP) of the Multnomah County Division of Community and Family Services. CDP staff will be responsible for oversight and administration to ensure compliance with the program's policies and federal regulations. Because of the fact that most of the jurisdictions in the consortium have very limited staff, this centralized administrative approach was selected rather than a system where administrative responsibility is passed through to the project sponsor. This approach eliminates duplication and allows for an efficient and timely tracking of projects from start to completion. The centralized staff will provide expertise in meeting federal

reporting and auditing requirements. This does not rule out the use of subcontracts where appropriate, but does place the administrative burden on the CDP. As resources permit, CDP staff will provide technical assistance to applicants in planning and designing potential projects and will act as a liaison with the project sponsor throughout the life of the project. CDP staff will ensure that federal requirements and the citizen participation objectives of this plan are met.

Plan Amendment

The plan may be amended to add or change qualified areas, objectives, or policies. All amendments should be submitted at least 45 days before action by the PAB and BCC. Requests to amend the plan may be submitted by an interested party, including local government officials, nonprofit organizations, profit-making firms, and citizens. All amendments must be approved before the project selection process begins.

Project Selection Process and Schedule

Table 1 gives the schedule for the project selection process for program year 1995-96. These dates are general; a more specific time line will be available at the application workshop.

TABLE 1

**PROJECT SELECTION PROCESS
TIME LINE
1995**

January	Board of County Commissioners (BCC) adoption of the 1995-1999 Community Development Plan including general policies and strategies for addressing local community development needs.
January	Community Development Program (CDP) holds application workshop for potential sponsors of 1995-96 projects.
February	1995-96 project applications due to CDP.
May	Policy Advisory Board submits funding recommendations to BCC for 1995-96 projects. BCC acts on recommendations.
June	Contract signing, environmental clearance.
July	1995-96 program year begins.

Note: Timeline for subsequent years will be likely to begin the fall of each calendar year.

Citizen Participation: Objectives and Priorities

Citizen involvement is an important element in the success of the Multnomah County Community Development Block Grant program. Citizen participation opportunities include workshops and public hearings, noticing of major programmatic decisions and provision for citizen involvement at all Policy Advisory Board and BCC meetings where Block Grant related matters are under discussion. The Citizen Participation Plan is included in this document as **Attachment B**. Contact CD staff at (503) 248-3616 for copies of all citizen participation information.

Short Term Objectives and Allocation Objectives

The overall CDBG objective is to address as many eligible housing and community development needs serving concentrations of low and moderate income people in an efficient, equitable, and cost effective manner, with primary emphasis on the needs of low and moderate income residents.

A wide range of projects may meet this objective, and generally, potential activities greatly exceed available funds. The following short term objectives establish a county-wide framework for guiding PAB/BCC project selection and funding allocations during the next five years.

- Allocate funds primarily to meet the needs of the County's low and moderate income population; address the county's pressing community development needs. Use financial resources for programs that serve, and/or areas that contain, high numbers of low and moderate income households.
- Select projects which minimize the involuntary displacement of persons from their neighborhoods. Encourage those which provide reasonable benefits to displacees.
- Emphasize implementation of programs and projects. Planning activities will be considered as part of the actual projects.
- Strive to allocate funds equitably in accordance with the identified needs and the project selection process.
- Within the category of public services, give priority to projects which provide needed services essential to meet the increasing needs of low and low income families in east county and which further the integration of the public service network.
- Select projects which have a strong likelihood for completion within the program's schedules.
- Increase the impact of CDBG funds by encouraging projects which are supplemented with other funds.

The allocation targets in **Table 2** are designed to address the variety of critical community development needs of low and moderate income residents in Multnomah County. The allocation breakdown is based on an analysis of the needs identified in the development of this plan, level of demand and relative urgency of various activities, prior county experience with CDBG programs, the particular characteristics and time limitations of this entitlement grant, and federal policies governing program administration.

TABLE 2
ALLOCATION TARGETS⁶

FY 95-96		Percentage of CDBG Funds
Neighborhood Revitalization		25 %
Housing Rehabilitation		25
Housing Development		10
Public Services		10
Economic Development		5
Contingency		5
	Subtotal	80 %
Administration		20 %
	Grand Total	100 %

NOTE: Disabled Access and Historic Preservation projects are included in Neighborhood Revitalization, Housing, Public Services and Economic Development categories.

⁶ Subject to variation based on project requests, approvals and federal appropriations.

PROJECT SELECTION PROCESSES

Proposals for Neighborhood Revitalization, Economic Development and Public Services activities will be rated on a competitive basis according to specific selection criteria designed to solicit local strategies which meet the county's CDBG objectives. CDP staff will review and rate project proposals based on the needs and policies identified in the plan. The recommended ratings will then be reviewed and amended or ratified by the Policy Advisory Board, and finally, approved by the Board of County Commissioners.

IV. MAPS

Entitlement Area Boundary

The 1995-99 Entitlement Area Boundary has been established by HUD based on the effective county boundary as of July, 1994.

Prequalified Areas

Federal guidelines define areas where the majority of the residents are low or moderate income, according to available census data, as "prequalified." Neighborhood Revitalization projects are eligible for funding consideration if they are located in and designed to serve these geographical areas. Census block group data was used to determine prequalified areas identified in the 1995-99 CD Plan. These areas are subject to periodic review and revision by HUD economists. Maps of the original prequalified areas are included in the 1995 Plan.

Survey Qualified Areas

Entitlements cities and counties may conduct a survey of all or part of their jurisdictions to determine program eligibility. Any neighborhood shown by the survey to have 44.9 percent or more of the residents as low or moderate income also qualifies for Neighborhood Revitalization projects. Based on surveys conducted by Portland State University's Center for Population and Research in November, 1994, certain census block group areas have been designated as low and moderate income on the basis of survey information. The income data and maps of the prequalified areas are presented on the following pages.

Figure 1
Prequalified Area

Fairview
Census Tract 102, Block Group 3

-30-

Figure 2
Prequalified Area

Troutdale
Census Tract 102, Block Group 1*

***A primarily non-residential neighborhood.**

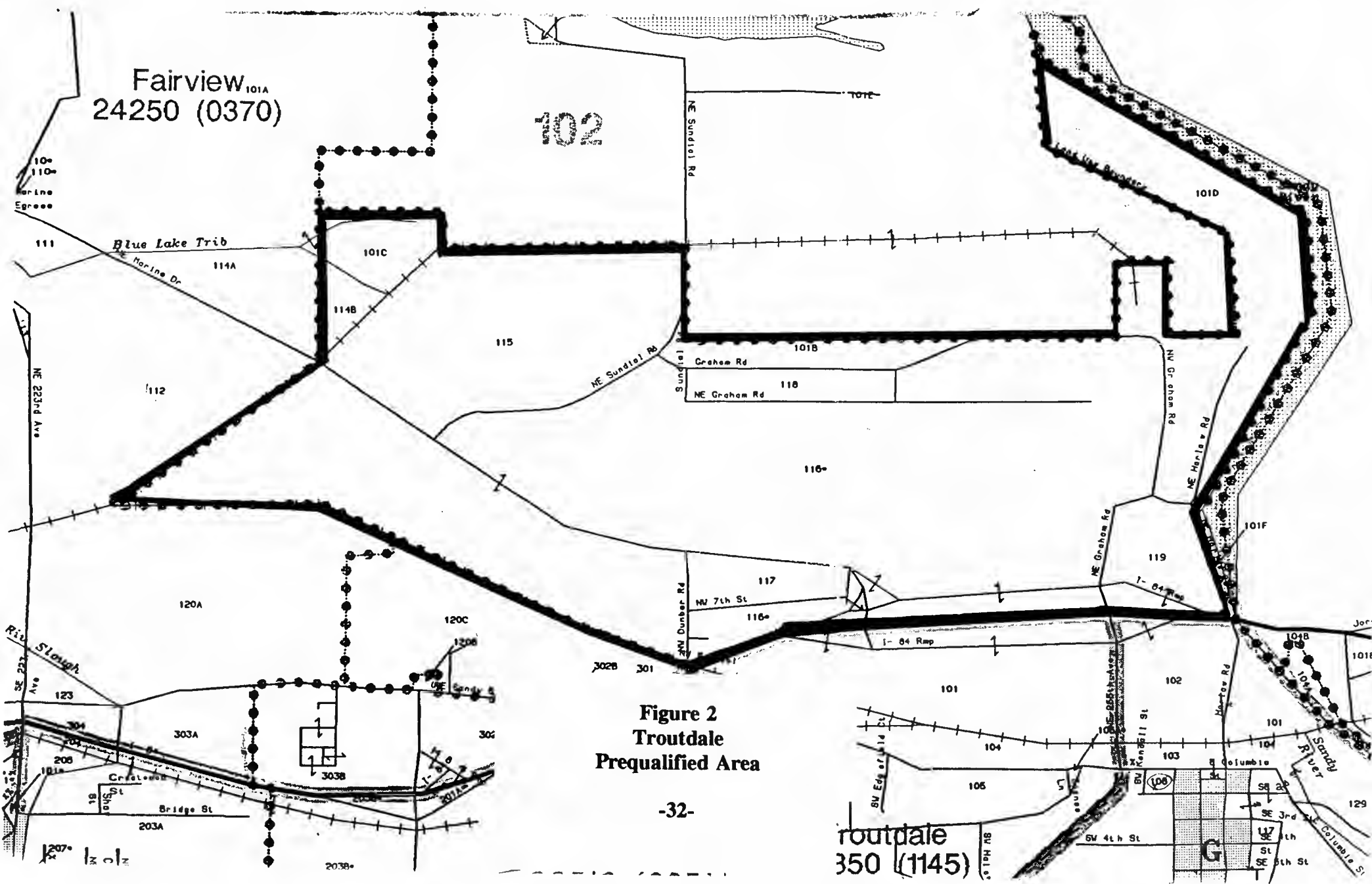


Figure 3
Prequalified Area

Wood Village
Census Tract 103, Block Group 1

Figure 4
Survey Qualified Areas

Fairview

Census Tract 101.00, Block Group 1

Census Tract 101.00, Block Group 2

Census Tract 103.00, Block Group 2

Figure 5
Survey Qualified Areas

Wood Village

Census Tract 102.00, Block Group 3

Census Tract 103.01, Block Group 2

Census Tract 103.01, Block Group 3

TABLE 3

KEY TO FIGURES 1,2 & 3

BLOCK GROUP DATA FOR PREQUALIFIED AREAS

Fairview

Prequalified Area	Census Tract	Block Group	Percent Low/Moderate Income	Number Low/Moderate Income
1	102.00	3	51.2%	528

Troutdale

Prequalified Area	Census Tract	Block Group	Percent Low/Moderate Income	Number Low/Moderate Income
3	102.00	1	50.0%*	36

*Neighborhood is primarily non-residential.

Wood Village

Prequalified Area	Census Tract	Block Group	Percent Low/Moderate Income	Number Low/Moderate Income
2	103.01	1	52.2%	540

TABLE 8

KEY TO FIGURES 4 & 5
MULTNOMAH COUNTY COMMUNITY DEVELOPMENT PROGRAM
SURVEY QUALIFIED AREAS DATA

Figure 4
Fairview

Survey Qualified Area	Census Tract	Block Group	Percent Low/Moderate Income	Total Number of Households	Number of Households Surveyed
Figure 4	101.00	1	62.1%	1069	398
	101.00	2			
	103.01	2			

Figure 5
Wood Village

Survey Qualified Area	Census Tract	Block Group	Percent Low/Moderate Income	Total Number of Households	Number of Households Surveyed
Figure 5	102.00	3	65%	972	397
	103.01	2			
	103.01	3			

Burlington Water District

Survey Qualified Area	Census Tract	Block Group*	Percent Low/Moderate Income	Number Low/Moderate Income
Figure -	71	3	52%	123
	43	1		

*The block groups together contain 220 housing units which receive services though the Burlington Water District.

Source: Field Surveys conducted by Portland State University's Center for Population Research and Census.

Date: April, 1992 and December, 1995

V. GLOSSARY

CDBG

Community Development Block Grant

CDP

Multnomah County Community Development Program

CHAS

Comprehensive Housing Affordability Strategy

Disabled Family

A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if she/he has a physical, mental or emotional impairment that (a) is expected to be of long-continued and indefinite duration, (b) substantially impedes his or her ability to live independently, and (c) is of such a nature that the ability could be improved by more suitable conditions.

Elderly Family

Family in which the head of the household or spouse is at least 62 years of age.

Family

A household comprised on one or more individuals related by blood, marriage or adoption.

HOME

Home Investment Partnership Program.

HOPWA

Housing for Persons with AIDS.

HUD

U.S. Department of Housing and Urban Development.

Low-Income Family

A family whose income is 31-50% of the median income for the area, as determined by HUD. Median Family Income (MFI) for the Portland Metropolitan Statistical Area (PMSA) is \$40,700 for a family of four.

Moderate-Income Family

A family whose income is 51-80% of the median income for the area, as determined by HUD.

Very Low-Income Family

A family whose income is below 30% of the median income for the area, as determined by HUD.

VI. ATTACHMENTS

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B. Citizen Participation Plan.....	52
C. Comprehensive Housing Affordability Strategy (CHAS) Excerpt.....	69

Attachment A

**Multnomah County
Community Development Block Grant Program
Community Development Draft Plan Public Hearing
January 12, 1995, Thursday
6:30-8:30 pm**

Public Present: Karen Markins, David H. Fuks, Kent Burtner, Jan Savidge, and Sherry Willmschen.

Staff present: Rey Espana, Janet Hawkins, Karen Jones Whittle, and Tom Ochinerero.

1. Introductions took place.

2. Review of Current Federal Programs: Rey Espana introduced himself to the group.

Mr. Espana explained that he had recently attended a meeting in Seattle to discuss federal activities. He reported that Congress is considering cuts across various categorical programs. A central question has been whether the federal government has a role in the provision of low income programs. This question will be addressed in the first 100 days of the new Congress.

Ms. Espana described the new philosophy as "cut, cap & ship" -- cut programs, cap entitlements, and ship them off to the states. Congress will be looking at rescission of some allocated grants. He explained that the rules are changing daily which can make it difficult to be proactive. Across the board cuts in appropriations will impact the most vulnerable elements in our society. Most likely there will be a small number of mega-block grant programs. Mr. Espana concluded by saying that CDBG has traditionally been a program that benefits communities.

CD Plan Public Hearing Minutes
January 12, 1995
Page #2

In the next 3-4 years, HUD will be dismantling many of its smaller programs and setting up 3 or 4 major programs. There will be a public housing program, affordable housing program, and community opportunities program.

3. Overview of CDBG/HOME Programs. Karen Jones Whittle gave an overview of the CDBG and HOME Programs. Ms. Whittle said the Community Development Program has been funded primarily through the federal Department of Housing and Urban Development since 1984. Along with the County, the cities of Fairview, Maywood Park, Troutdale, and Wood Village, and a small portion of Lake Oswego, have joined together to bring well over \$10 million to these cities and unincorporated Multnomah County through the Community Development Block Grant Program (CDBG) and the HOME Investment Partnership Program (HOME).

During the last few years, the CDBG and HOME programs have seen reorganization and some new requirements for planning, a re-focus on eligible activities, and new partnerships for implementing various programs.

The Community Development Program (as a part of County Community and Family Services Division) is in the process of developing a 5-year Community Development Plan a requirement of the larger Consolidated Plan. As a part of that process, the program has contacted the participating cities, reviewed previously identified needs and strategies, consulted with area social service agencies and examined new directions for housing and community development.

The Consolidated Plan is a "collaborative process whereby a community establishes a unified vision for community development actions." It emphasizes combined strategic planning and broader citizen participation. It has taken the place of several former program requirements, replacing the current Comprehensive Housing Affordability Strategy (CHAS); the HOME Program description; the Community Development Plan; and the CDBG Final Statement.

Ms. Whittle said that it should be noted that the City of Portland is the lead agency in the consortium among Gresham, Portland, and the County to receive HOME funds and is also taking the lead in the Consolidated Plan process. It has just been in the last few days that the Consolidated Plan final regulations have become available. In order to meet the timeline requirements the three jurisdictions have been meeting for months and we are well into the process. The important thing to remember is even if some of these county and city requirements or process are confusing, citizens should list the needs in their communities and staff should be aware of those needs in conducting planning and strategy activities.

Janet Hawkins gave an overview of Draft #2 of the Community Development Plan. Ms. Hawkins said that a key piece of the plan are the surveys of low and moderate income population in the cities of Troutdale, Wood Village, and Fairview. The surveys will be completed in late January. In many areas of the unincorporated county, geographic size has been decreasing through annexations by the cities of Portland and Gresham, but population has actually been increasing. Ms. Hawkins said that the 1990 Census contained undercounts of homeless and low income people in east multnomah county.

4. Discussion of Program Categories. Ms. Hawkins gave a brief review of the national objectives for the CDBG program as well as the CDBG program categories - Neighborhood Revitalization, Housing, Community Facilities, Public Services, Economic Development, Historic Preservation and Disabled Access.

Karen Whittle described partnership programs being undertaken, such as the development of Willow Tree Inn in Gresham, which were planned to include beneficiaries from both mid-County and Gresham. A question was raised about whether housing funds can be used for new construction. Ms. Whittle responded that under HOME regulations this is allowable; under CDBG only in certain circumstances. She concluded that varieties of projects can be conceptualized and planned with the assistance of Multnomah County staff. Ms. Hawkins said the program also took great care in ensuring that low and moderate income people receive the benefits of program. The needs assessment part of the CD Plan is designed to describe and document "crisis" areas in the community around housing and homelessness.

Ms. Whittle said Economic Development has traditionally not been a major component, because it was difficult to implement under current regulations. Ms. Hawkins added that Disabled Access under CDBG is complimentary to ADA regulations.

Karen Whittle described the allocation targets. She referred the Public Hearing audience to page #26 of Draft #2 of the CD Plan which gives the allocation targets as follows:

ALLOCATION TARGETS
Percentage of CDBG Funds

FY 95-96

Neighborhood Revitalization	25 %
Housing Rehabilitation	25
Housing Development	10
Public Services	10
Economic Development	5
Contingency	5
	<hr/>
Subtotal	80 %
Administration	20 %
	<hr/>
Grand Total	100 %

NOTE: Disabled Access and Historic Preservation projects are included in Neighborhood Revitalization, Housing, Public Services and Economic Development categories.

Ms. Whittle concluded by saying that historically the Policy Advisory Board, has chosen to fund the Public Service category at 10%.

5. Public Testimony. Janet Hawkins invited members of the public to provide testimony on the draft plan:

David Fuks, Executive Director of Edgefield Children's Center: Edgefield has been located in Troutdale for 30 years, has expanded beyond residential and day treatment, to outpatient and community services. Edgefield is interested in participating in the CDBG program because of the increasing need for social services in the Troutdale area. Apartment buildings are springing up, many residents are low income and need for social services.

As this development is taking place, the physical infrastructure of human service agencies has changed, as well. Edgefield wants to develop a regional children's campus, which will welcome other treatment providers to co-locate creating an integrated service delivery model. Morrison Center and Janus programs have also expressed interest. The proposed center will have children's mental health and social services. Members of Board of County Commissioners have expressed interest in locating County staff as the proposed center. Efforts to integrate social services are congruent with CDBG goals. The Edgefield Children's Center Board of Directors is undertaking a capital fundraising drive and feel an application to the CDBG program is appropriate. [A copy of Mr. Fuks' letter of testimony is attached to these minutes.]

Kent Burtner, Program Director, Shared Housing Program, Ecumenical Ministries of Oregon (EMO). EMO is the second largest interchurch agency in the country, after the National Council of Churches. The Shared Housing program is a home sharing/matching agency for persons in need of housing with persons who have housing to share. Many of the homeowner clients are able to stay in their housing, because they receive additional income or assistance from their homeshare matches. Tenants tend to be blue collar workers and white collar workers, who are underemployed. The age ranges in the program can be from emancipated minors up to senior citizens. The Share Housing Program occupies a unique niche in the housing field. It has an impact on economic development, because 15% of

clients require assistance or income to be stabilized in their housing. By keeping these individuals in their homes, additional units of housing are made available to the community. Opportunities for the future include increasing the computer capacity in the program to run a database that has the potential for matching complex variables. Matching process is now being done by hand. As a result, more clients will be served. In addition, services can be provided to homeowners, such as evaluating their needs. Better matches can therefore be made. In addition, on the needs section of the plan, the concept of home sharing/matching does not explicitly stated. Potential is greater, when actual numbers are considered. Mr. Burtner advocated for putting "home share matching" in the needs assessment section on page #7 of the plan.

Karen Markins, Multnomah County Developmental Disabilities Program: Ms. Markins asked if identified human service needs county-wide cross all areas, even though not specifically identified for a particular city? Ms. Hawkins replied that the county-wide human service needs include populations in the small cities.

Rey Espana concluded the testimony by saying that "the challenge for funders is to reinvent and recreate" programs. Unless change occurs, federal assistance programs could be "dismantled." Problems of poverty in the community are real.

Janet Hawkins said the next step for the Community Development Plan will be to incorporate all public testimony as well as include survey qualified areas. The final approval will by the Board of County of Commissioners in March, 1995.

5. CDBG Application Workshop & Timeline Review

Karen Whittle concluded the public hearing by giving the amount of funding projected in the allocation targets for the 1995-96 Program Year:

Multnomah County CDBG Funds (\$668,250):

Neighborhood Revitalization	25 %	\$222,750
Housing Rehabilitation	25 %	222,750
Housing Development	10 %	89,100
Public Services	10 %	89,100
Economic Development	5 %	44,550

Multnomah County HOME Funds (\$220,680* preliminary estimate.)

***Corrected figure**

6. Close. The public hearing concluded at 8:30 pm.



January 30, 1995

Rey Espana, Program Manager
Multnomah County
Community Development Dept.
2115 S.E. Morrison
Portland, OR 97124

Dear Rey:

Edgefield Children's Center requests your consideration for Community Development Block Grant funds for the Children's campus located in Troutdale on the Edgefield property.

It is the goal of the Board of Directors of Edgefield Children's Center to expand the facilities and services to emotionally challenged children and their families on the present location. We have learned through the successful collaboration project at Eastwind Center, the family support center in East Multnomah County, that we can more effectively serve children and their families through cooperation and collaboration with other service providers. By bringing providers together at the same location, we can provide a comprehensive menu of services to families, minimizing the duplication of services.

The present site of Edgefield Children's Center is an ideal location for the facility expansion. Land adjacent to the campus (south) is presently undeveloped. The impact on the community is minimized because of its location. There is easy access to freeways and other main arterials for those traveling to the site. There is a sense of cooperation among agencies to forming collaborative efforts in order to more effectively serve families and children.

The inclusion of Edgefield Children's Center for consideration of Community Block Grant funds is critical to the success of this long range plan.

Sincerely,

David H. Fuks, MSW
Executive Director

Attachment B
MULTNOMAH COUNTY
CITIZEN PARTICIPATION PLAN

Revised 1994

Prepared by:

Multnomah County Community and Family Services Division
Community Development Program
2115 Southeast Morrison Street
Portland, Oregon 97214
(503) 248-3631

Citizen Participation Plan

Contents

Purpose of the Citizen Participation Plan

Part I CDBG General Program Information

- CDBG Goal
- CDBG Program Categories
- General Operating Objectives
- Eligible Activities
- Ineligible Activities
- Allocation Targets
- Multnomah County's Long and Short Term Objectives
- Project Selection Process

Part II Procedures for Citizen Involvement in the Process

- Scope of Presentation
- Summary of Objectives and Implementation
- Encourage Broad Citizen Participation
- Public Notice Policy
- Public Hearings
- Access to Information
- Technical Assistance
- Complaint Procedure
- Bilingual Opportunities

PURPOSE

This citizen participation plan is written to conform to the U.S. Department of Housing and Urban Development's regulations and requirements for Community Development Block Grant participants. Its purpose is as follows:

- A. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slums and blight areas and of areas in which CDBG funds are proposed to be used, provides for participation of residents in low and moderate income neighborhoods;
- B. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the proposed and actual use of funds;
- C. Provides for technical assistance to groups representative of persons of low and moderate income that request assistance in developing proposals;
- D. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including the development of needs, the review of proposed activities, and review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodations for the disabled;
- E. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and
- F. Identifies how the needs of non-English speaking residents will be met in the ease of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

PART I CDBG GENERAL PROGRAM INFORMATION

Since its inception in 1980, the goal of Multnomah County's Community Development Program (CDP) has been to maintain and improve the local living environment for low and moderate income citizens, the elderly, and persons with disabilities.

The County is eligible for an "urban county" entitlement under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. Multnomah County will receive CDBG and HOME funds in Fiscal Year 1995.

CDBG Goal

According to federal statute, the basic goal of the CDBG program is "the development of viable urban communities, including decent housing, a suitable living environment, and expanding economic opportunity, principally for persons of low and moderate income." This is achieved by giving "maximum feasible priority" to activities:

1. "of benefit to low and moderate income persons;" or
2. which "aid in the prevention or elimination of slums or blight;" or
3. "designed to meet other community development needs having a particular urgency because existing conditions pose a serious or immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs"¹ or where available resources are insufficient to meet such needs. This definition includes support for urgent needs where local funds are either insufficient or not available.

¹ Federal Register, September 6, 1988, V. 53, No. 172, Section 570.200.

CDBG Program Categories

Potential projects are categorized according to one of these CDBG categories.

- Neighborhood Revitalization. Projects must address a lack of physical public facilities that results in an unsafe or undesirable condition in an identifiable neighborhood area or small city. Examples include substandard streets, public facilities or utilities, or a lack of such facilities. In order to be eligible for funding, 44.9 percent or more of the neighborhood population must be low or moderate income, according to the 1990 census or a later source. Projects that prevent or eliminate slums or blight are also eligible.²
- Housing. Projects must increase the quantity of affordable housing or improve substandard units for low or moderate income persons, the elderly or the disabled. Special housing which serves the elderly or the disabled is also eligible.
- Community Facilities. Projects must address an identifiable lack of a facility or facilities to house a program or service needed by CDBG target populations. An example is a treatment facility for the disabled. Only capital improvement needs are eligible.
- Public Services. Projects must provide essential social or health services for low and moderate income persons not currently being provided from other sources. Examples include employment counseling and services related to crime prevention, child care, health, housing, recreation, drug abuse, education and energy conservation.

² See Section III, Goals, Policies, and Strategies of the 1995-99 Plan for a more detailed definition of slums or blight. A neighborhood, as defined by HUD, is a geographic location which is designated in comprehensive plan, ordinance or other local document.

- Economic Development. Programs that create or retain permanent jobs for low and moderate income residents are eligible if it can be shown that jobs could not be created without the infusion of CDBG dollars. Examples include loans or grants which support creation or retention of jobs for low and moderate income people. Projects eligible for funding must exhibit a direct link between the creation or retention of jobs and CDBG expenditures and require a firm commitment to hire by the benefiting employer.
- Historic Preservation. Projects must meet one of the three national CDBG objectives³ and protect a significant historic resource in Multnomah County.
- Disabled Accessibility. Projects must remove physical barriers and construct facilities to ease access in public facilities, private residences or businesses. Examples include construction of ramps, lowering counter tops, or widening doorways to accommodate wheelchairs.

GENERAL OPERATING OBJECTIVES

The Multnomah County Community Development Program (CDP) administers the CDBG and HOME programs and provides staff support to the PAB and project sponsors. After appropriate review, CDP prepares and submits the county's annual statement of objectives and projected use of funds to HUD, with PAB and BCC approval.

Eligible applicants include: participating cities, public agencies, special service districts, non-profit organizations, and County Departments. Individuals and neighborhood associations must work with one of these organizations to sponsor a project.

³ The objectives are listed in the Goals and Strategies Section of this report.

Eligible Activities

Eligible activities are described in more detail in the Multnomah County CD Plan. In summary they include housing rehabilitation programs, street and utility improvements, parks, community centers, various public services, and economic development activities which create or retain jobs for lower income people.

Ineligible Activities

Under current federal regulations, activities specifically ineligible are "buildings for the general conduct of government" -- city halls, county administration buildings, and state legislative or administrative offices. In addition, CDBG funds cannot be used for general government, operations and maintenance of public facilities, new housing construction or political activities.

Implementation and Administration

The allocation targets in **Table 1** are designed to address the variety of critical community development needs of low and moderate income residents in Multnomah County. The allocation breakdown is based on an analysis of the needs identified in the development of this plan, level of demand and relative urgency of various activities, prior county experience with CDBG programs, the particular characteristics and time limitations of this entitlement grant, and federal policies governing program administration. The Administration category is budgeted at 20% to provide staffing capacity throughout the duration of the entitlement program and transition period to other community development funding sources.

TABLE 1

ALLOCATION TARGETS⁴

Percentage of CDBG Funds

FY 95-96

Neighborhood Revitalization	25%
Housing Rehabilitation	25
Housing Development	10
Public Services	10
Economic Development	5
Contingency	5
	<hr/>
Subtotal	80 %
Administration	20 %
	<hr/>
Grand Total	100 %

NOTE: Disabled Access and Historic Preservation projects are included in Neighborhood Revitalization, Housing, Public Services and Economic Development categories.

⁴ Subject to variation based on project requests, approvals and federal appropriations.

Multnomah County's long term CDBG objectives are to:

1. Ensure compatibility with the CDBG and HOME programs of the City of Portland, City of Gresham and Multnomah County in the areas of annexation activity.
2. Wherever possible, use CDBG and HOME monies with matching funds from other sources and, where appropriate, encourage establishment of revolving loan funds. The purpose of this objective is to have a maximum and sustained effect on the community development needs of the area.
3. Wherever possible, use housing development and housing rehabilitation staff and resources to leverage other funding for programs for the entitlement area. These include state or federal programs to address needs of the homeless and other special needs populations.
4. Establish an allocation process for the three year period that is well-defined, responsive to federal requirements addresses local priorities, and gives priority to projects that may be completed in a timely fashion.

Allocation Objectives

The overall CDBG objective is to address as many eligible housing and community development needs serving concentrations of low and moderate income people in an efficient, equitable, and cost effective manner, with primary emphasis on the needs of low and moderate income residents.

A wide range of projects may meet this objective, and generally, potential activities greatly exceed available funds. The following short term objectives establish a county-wide framework for guiding PAB/BCC project selection and funding allocations during the next three years.

- Allocate funds primarily to meet the needs of the County's low and moderate income population; address the county's pressing community development needs. Use financial resources for programs that serve, and/or areas that contain, high numbers of low and moderate income households.
- Select projects which minimize the involuntary displacement of persons from their neighborhoods. Encourage those which provide reasonable benefits to displacees.
- Emphasize implementation of programs and projects. Planning activities will be considered as part of the actual projects.
- Strive to allocate funds equitably in accordance with the identified needs and the project selection process.
- Within the category of public services, give priority to projects which provide needed services essential to meet the increasing needs for public services, and which further the integration of the public service network.
- Select projects which have a strong likelihood for completion within the program's schedules.
- Increase the impact of CDBG funds by encouraging projects which are supplemented with other funds.

Project Selection Process and Schedule

Table 2 gives the schedule for the project selection process for program year 1995-99. These dates are general; a more specific time line will be available at the application workshop.

TABLE 2
PROJECT SELECTION PROCESS
TIME LINE
1995

January	Board of County Commissioners (BCC) adoption of the 1995-1999 Community Development Plan including general policies and strategies for addressing local community development needs.
January	Community Development Program (CDP) holds application workshop for potential sponsors of 1995-99 projects.
February	1995-96 project applications due to CDP.
May	Policy Advisory Board submits funding recommendations to BCC for 1995-96 projects. BCC acts on recommendations.
June	Contract signing, environmental clearance.
July	1995-96 program year begins.

PROJECT SELECTION PROCESSES

Proposals for Neighborhood Revitalization and Economic Development activities will be rated on a competitive basis according to specific selection criteria designed to solicit local strategies which meet the county's CDBG objectives. CDP staff will review and rate project proposals based on the needs and policies identified in the plan. The recommended ratings will then be reviewed and amended or ratified by the Policy Advisory Board, and finally, by action of the Board of County Commissioners.

PART II PROCEDURE FOR CITIZEN INVOLVEMENT IN PROCESS

Scope of Presentation

The involvement of citizens in all phases of the Block Grant Program is an integral part of the community development process. Citizens are in an advisory role to the County, who is responsible and accountable to HUD for block grant activities. Citizen involvement in program development, program implementation, program assessment and program amendments will be solicited as follows:

Summary of Objectives and Implementation

Citizen Involvement	Objective	Method
I. Program Development	Citizens will be involved in the development of the preapplication, the full application and all its component parts.	Multnomah County will hold a minimum of 2 public hearings during the Entitlement year. At least one workshop to be held in the neighborhood where community development activities might take place, mid-County. The views of citizens will be solicited and responded to in a timely manner. Written responses to citizen request and proposals will be made by the County within 15 working days of receipt, and always before the first hearing on an application.
II. Program Assessment	Citizens will be given full opportunity to assess and comment on all aspects of program performance on a continuing basis.	Multnomah County will hold performance hearings as needed to permit adequate opportunity for citizen comment and assessment. A staff member with the Community Development Program will be available for the purpose of facilitating access and providing program or technical information for citizen program evaluation. All citizen comments will be included in the Grantee Performance Report submitted to HUD, and the Annual Performance Report will be available at no charge to citizens at the time it is submitted to HUD.
III. Program Amendments	Citizen participation will be solicited in all program amendments which involve changes in program beneficiaries, location of approved activities, or major budget shifts.	The County will provide public notice of any amendment prior to its being submitted to HUD for approval.

Encourage Broad Citizen Participation

Every effort will be made to ensure a substantial representation of low and moderate income people, members of minority, disabled and business communities in the community development process. This will be accomplished through community-wide public hearings, neighborhood level informational workshop, timely publicity of CDBG and HOME process and ready citizen access to program information.

Public Notice Policy

1. At least one week before any block grant project is to take place, Multnomah County will publish a public notice (see attachment) in the nonlegal section of the following newspapers:
 - The Oregonian
 - The Asian Reporter
 - The Hispanic News
 - The Portland Observer and/or
 - The Scanner
2. The County will send a direct mailing to potential applicants including citizen groups in neighborhoods where block grant projects are scheduled or currently are to take place.
3. All public notices will include the date, time, place, procedures of the hearings, and the topics to be discussed.
4. The County will adhere to this public notice policy for all block grant activities including public hearings:
 - (a) during the program development stage on proposed block grant activities and applications at both the county-wide and neighborhood level;
 - (b) during the program year to evaluate program implementation and assessment;
 - (c) for any program amendments submitted to HUD: and
 - (d) at the time the application is submitted to HUD.

Public Hearings

Public hearings will be held at a convenient time and location to facilitate broad participation of low and moderate income people, residents of blighted neighborhoods, and disabled citizens. Broad citizen participation during the hearing will be encouraged. Multnomah County will, where possible:

1. Schedule meetings in locations accessible to the disabled and on bus lines.
2. Provide both a written and verbal means for citizen input and participation.

Access to Information

Full public access to all information pertaining to Multnomah County programs and operating procedures is the ongoing policy of the Board of County Commissioners. All program information relating to Block Grant activities, regulations, correspondence, applications and administration will be readily available for citizen review. Multnomah County will ensure that:

1. All program documents including all mailings and promotional material; records of hearings; prior applications; letters of approval; grant agreements; performance reports; evaluation reports; Citizen Participation Plan; and other reports required by HUD, proposed and approved application for the current year, copies of regulations and issuances governing the program, and documents on other important program requirements (e.g., contracting procedures, environmental policies, fair housing and other equal opportunity requirements, relocation provisions and the A-95 review process) will be available for citizen review during business hours, 8 a.m to 4:30 p.m., Monday through Friday, at the Community Development Program, 2115 S.E. Morrison, Portland, OR 97214 (248-3631). If a citizen cannot review these documents during these hours, Multnomah County will arrange a mutually convenient time at the request of the citizen.
2. All program documents relevant to the current year's application and program (eg., applications, Citizen Participation Plan, performance reports, etc.) will also be readily available for citizen review at two additional locations:

- (a) The Multnomah County Courthouse, Office of the Chair; and
 - (b) the Multnomah County Library - Main Branch.
3. Upon request, Multnomah County will make special arrangements for any citizen or group including non-English speaking residents who find they do not have access to program information, given the preceding arrangements.

Technical Assistance

An initial CDBG/HOME applicants' workshop is held in a central location to inform the community of how to apply for CDBG funds. Upon request, Multnomah County will provide additional assistance to any citizen organization, individual or group of residents of low-moderate income or blighted neighborhood to assist in proposal development, planning, implementation or assessment in the CDBG process.

Complaint Procedure

Multnomah County will provide written response to all citizen complaints within 15 working days from receipt of verbal or written contact. Citizen complaints can be sent to: Karen Jones Whittle, Multnomah County Community Development Program, at 2115 S.E. Morrison, Portland, OR 97214, or phoned to: 248-3631 or 248-3707. (TDD Access: Call via the Oregon Telecommunication Relay Service.)

Bilingual/Disability Opportunities

Upon reasonable request, public notices and summaries of basic information will be produced in other languages. Also upon request, Multnomah County will provide translators at workshops and public hearings to facilitate participation of non-English speaking citizens. For persons experiencing a disability or who are hearing impaired and need assistance to participate in workshops, assistance can be provided with at least 48 hours notice given to CDP staff.

Attachment C

Comprehensive Housing Affordability Strategy (CHAS)

Each year, the U.S. Department of Housing and Urban Development requires that reports be developed to assist program planning efforts for the CDBG program. In addition, planning reports are made regarding homeless programs, as well as other special populations, eg., elderly, disabled, etc. The Comprehensive Housing Affordability Strategy (CHAS) 1991-96 Plan was a five-year plan created as a consortium effort with the Housing Authority of Portland, City of Gresham, City of Portland and Multnomah County. The CHAS plan contains valuable information on need projection for housing programs in East County.

Updated information on housing issues is contained in the CHAS Community Profile/Needs Assessment/Annual Investment Plan - December, 1993.

1. Table 8, Page #27.

Location and Quality of Existing Mobile Home Parks

Location	Number of Mobile Home Parks	Estimated Spaces	Substandard Parks
Portland	35	1,628	23
Gresham	17	874	1
Troutdale	2	30	1
Fairview	2	171	0
Wood Village	3	410	0
Unincorporated Area	20	1,224	5
Totals	79	4,337	30

2. Table 1E, page 72.

Non-Homeless Special Needs Populations
(Multnomah County, including City of Portland and City of Gresham figures)

Population	Households in Need of Supportive Housing
Elderly	22,763
Frail Elderly	2,495
Severe Mental Illness	2,217
Developmentally Disabled	851
Physically Disabled	14,776
Persons with Alcohol/ Other Drug Addiction	992
Persons with AIDS and Related Diseases	780