



Multnomah County Oregon

# Board of Commissioners & Agenda

connecting citizens with information and services

## BOARD OF COMMISSIONERS

### Bill Farver, Interim Chair

501 SE Hawthorne Boulevard, Suite 600  
Portland, Or 97214  
Phone: (503) 988-3308 FAX (503) 988-3093  
Email: mult.chair@co.multnomah.or.us

### Pauline Anderson, Interim

#### Commission Dist. 1

501 SE Hawthorne Boulevard, Suite 600  
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Email:  
pauline.s.anderson@co.multnomah.or.us

### Serena Cruz, Commission Dist. 2

501 SE Hawthorne Boulevard, Suite 600  
Portland, Or 97214  
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Email: serena.m.cruz@co.multnomah.or.us

### Lisa Naito, Commission Dist. 3

501 SE Hawthorne Boulevard, Suite 600  
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### Lonnie Roberts, Commission Dist. 4

501 SE Hawthorne Boulevard, Suite 600  
Portland, Or 97214  
Phone: (503) 988-5213 FAX (503) 988-5262  
Email: lonnie.j.roberts@co.multnomah.or.us

### **ANY QUESTIONS? CALL BOARD**

**CLERK DEB BOGSTAD @ (503) 988-3277**

Email: deborah.l.bogstad@co.multnomah.or.us

**INDIVIDUALS WITH DISABILITIES PLEASE  
CALL THE BOARD CLERK AT (503) 988-3277,  
OR MULTNOMAH COUNTY TDD PHONE  
(503) 988-5040, FOR INFORMATION ON  
AVAILABLE SERVICES AND ACCESSIBILITY.**

## MAY 1 & 3, 2001 BOARD MEETINGS

### FASTLOOK AGENDA ITEMS OF INTEREST

Pg. 2	9:00 a.m. Tuesday Budget Work Session
Pg. 3	9:30 a.m. Thursday Executive Budget Message and Resolution
Pg. 3	9:45 a.m. Thursday CBDG Hearing/Plan
Pg. 3	10:05 a.m. Thursday Older Americans Month Proclamation
Pg. 4	10:25 a.m. Thursday St Clare School
Pg. 4	10:35 a.m. Thursday Oregon Food Bank Fundraising Event on Hawthorne Bridge
Pg. 4	10:45 a.m. Thursday Briefing on the Mentally Ill in the Criminal Justice System
Pg. 5	<b>Budget Deliberations Schedule</b>

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:30 AM, (LIVE) Channel 30  
Friday, 11:00 PM, Channel 30  
Saturday, 10:00 AM, Channel 30  
(Saturday Playback for East County Only)  
Sunday, 11:00 AM, Channel 30

Produced through Multnomah Community  
Television

Tuesday, May 1, 2001 - 9:00 AM to 3:00 PM  
Multnomah Building, First Floor Commissioners Boardroom 100  
501 SE Hawthorne Boulevard, Portland

## **BUDGET WORK SESSION**

WS-1 Board Work Session on Budget Issues. Presentations by Bill Farver, Mark Campbell, Lillian Shirley, Jim Clay, Mary Li, Joanne Fuller, Janice Gratton, Rey España, Rosemary Celaya-Alston, Mike Schrunk, Elyse Clawson, Ed Blackburn, Lisa Yeo, Cecilia Johnson, Dave Warren and Amy Joslin.

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Thursday, May 3, 2001 - 9:30 AM  
Multnomah Building, First Floor Commissioners Boardroom 100  
501 SE Hawthorne Boulevard, Portland

## **REGULAR MEETING**

### **CONSENT CALENDAR - 9:30 AM** **NON-DEPARTMENTAL**

- C-1 Appointment of Camelle Taylor to the COMMUNITY HEALTH COUNCIL
- C-2 Appointment of Julie Cleveland and Reappointments of Chris Foster and Dave Kunkel to the MULTNOMAH COUNTY PLANNING COMMISSION
- C-3 Budget Modification NOND-LPSCC-01 Authorizing Transfer of \$20,000 from LPSCC Budget to Information Services Budget, for Contract Services to Support Development of a Cohort Tracking Software Feature on the DSS-Justice System Data Warehouse

### **DEPARTMENT OF SUSTAINABLE COMMUNITY DEVELOPMENT**

- C-4 RESOLUTION Authorizing Approval to Allow Repurchase of Tax Foreclosed Property to the Former Owner, the Estate of Harold T. Glover

### **REGULAR AGENDA - 9:30 AM** **PUBLIC COMMENT - 9:30 AM**

Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

**MULTNOMAH COUNTY BUDGET COMMITTEE - 9:30 AM**

R-1 Interim Chair Bill Farver Executive Budget Message Presentation Followed by PUBLIC HEARING and Consideration of a RESOLUTION Approving the Chair's Proposed 2001-2002 Budget for Submittal to the Tax Supervising and Conservation Commission

**DEPARTMENT OF COMMUNITY AND FAMILY SERVICES - 9:45 AM**

R-2 PUBLIC HEARING and Board Consideration of Approval of the 2000-2001 Consolidated Plan and Annual Action Plan for the Community Development Block Grant Program [Multnomah County will Receive \$323,000 from the US Department of Housing and Urban Development for Program Year 2001-02. Funds will be Allocated to Eligible Projects Located within the Cities of Fairview, Maywood Park, Troutdale, and Wood Village and Unincorporated Areas of the County. Public Testimony will be Received on Projects Recommended by the Program's Policy Advisory Board. Multnomah County's Annual Action Plan will become part of the Portland-Gresham-Multnomah County Consolidated Plan Update 2001-2002.]

R-3 NOTICE OF INTENT to Respond to a Request for Proposals for 21st Century Community Learning Center Funding to Augment Services at Schools Uniting Neighborhood "SUN" Schools

**AGING AND DISABILITY SERVICES DEPARTMENT - 10:05 AM**

R-4 PROCLAMATION Proclaiming the Month of May, 2001 as OLDER AMERICANS MONTH in Multnomah County, Oregon

**DEPARTMENT OF HEALTH - 10:10 AM**

R-5 NOTICE OF INTENT to Apply for Grant Funding through the Health Resources Services Administration's Community Access Program to Implement the County's Youth Health Initiative Project

R-6 NOTICE OF INTENT to Apply for Grant Funding through the Substance Abuse and Mental Health Services Administration's Build Healthy Community Programs to Support the County's Behavioral Health Integration Project

**DEPARTMENT OF SUSTAINABLE COMMUNITY DEVELOPMENT/  
DEPARTMENT OF LIBRARY SERVICES – 10:20 AM**

R-7 Certificate of Appreciation on Behalf of St. Clare School on Board's Decision to Build the New Hillsdale Library to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Standards

**NON-DEPARTMENTAL - 10:30 AM**

R-8 First Reading of an ORDINANCE Amending Multnomah County Code §§ 3.301 and 3.306 Relating to the Citizen Budget Advisory Committee (CBAC) for the Department of Aging and Disability Services

R-9 RESOLUTION Granting the Oregon Food Bank permission to host a fundraising event on the Hawthorne Bridge

R-10 RESOLUTION Directing the Department of Sustainable Community Development to Submit a Disposition Plan

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Thursday, May 3, 2001 - 10:45 AM  
**(OR IMMEDIATELY FOLLOWING REGULAR AGENDA)**  
Multnomah Building, First Floor Commissioners Boardroom 100  
501 SE Hawthorne Boulevard, Portland

**BOARD BRIEFING**

B-1 Presentation on the Mental Health Design Team Sub-Committee - Mentally Ill in the Criminal Justice System by Vice-Chair Lisa Naito and Circuit Court Judge Julie Frantz. 30 MINUTES REQUESTED.

**2001-2002 Multnomah County Budget Deliberations Schedule**  
**\*All sessions to be in held in the Multnomah Building,**  
**Commissioners Boardroom 100, 501 SE Hawthorne**  
**Boulevard, except as noted\***

Thur, April 26, 2001	9:30 to noon	Executive Budget Overview Presentation to Board and Regular Board Meeting
Tue, May 1, 2001	9:00 to 3:00 p.m.	Board Budget Work Session on Issues
Thur, May 3, 2001	9:30 to noon	Executive Budget Message and Board Approval of Budget for Transmission to Tax Supervising and Conservation Commission, Regular Board Meeting
Tue, May 8, 2001	9:30 to noon	<b>Central Citizen Budget Advisory Committee Report &amp; Department of Library Services Budget Hearing</b>
Tue, May 8, 2001	1:30 to 4:00 p.m.	<b>Department of Sustainable Community Development Budget Hearing</b>
Wed, May 9, 2001	1:30 to 4:00 p.m.	<b>Non-Departmental and Special Service Districts Budget Hearings</b>
*Thur, May 10, 2001	<b>6:00 to 8:00 p.m.</b>	<b>Public Hearing and Testimony on the Multnomah County Budget, Midland Branch Library, 805 SE 122nd Avenue, Portland</b>
Tue, May 15, 2001	9:30 to noon	Public Affairs Office Legislative Update discussion, followed by <b>Department of Aging and Disability Services Budget Hearing</b>

**2001-2002 Multnomah County Budget Deliberations Schedule**  
**\*All sessions to be in held in the Multnomah Building,**  
**Commissioners Boardroom 100, 501 SE Hawthorne**  
**Boulevard, except as noted\***

Tue, May 15, 2001	2:30 to 4:00 p.m.	<b>Mental Health System Briefing</b>
Wed, May 16, 2001	9:30 to noon	<b>Health Department Budget Hearing</b>
Wed, May 16, 2001	1:30 to 4:00 p.m.	<b>Department of Community and Family Services Budget Hearing</b>
*Thur, May 17, 2001	<b>6:00 to 8:00 p.m.</b>	<b>Public Hearing and Testimony on the Multnomah County Budget, North Portland Branch Library, 512 N Killingsworth, Portland</b>
Tue, May 22, 2001	9:30 to noon	<b>District Attorney's Office Budget Hearing</b>
Tue, May 22, 2001	1:30 to 4:00 p.m.	<b>Department of Juvenile and Adult Community Justice Budget Hearing</b>
Wed, May 23, 2001	9:30 to noon	<b>Sheriff's Office Budget Hearing</b>
Wed, May 23, 2001	1:30 to 3:00 p.m.	<b>Department of Support Services Budget Hearing</b>
*Wed, May 23, 2001	<b>6:00 to 8:00 p.m.</b>	<b>Public Hearing and Testimony on the Multnomah County Budget, Gresham Branch Library, 385 NW Miller, Gresham</b>
Tue, May 29, 2001	9:30 to noon	<b>Capital Program Budget Hearing</b>

**2001-2002 Multnomah County Budget Deliberations Schedule**  
**\*All sessions to be in held in the Multnomah Building,**  
**Commissioners Boardroom 100, 501 SE Hawthorne**  
**Boulevard, except as noted\***

Tue, May 29, 2001	1:30 to 4:00 p.m.	Discussion, Follow-up Info, Review Budget Amendments Work Session
Wed, May 30, 2001	9:30 to noon	Discussion, Follow-up Info, Review Budget Amendments Work Session
Wed, May 30, 2001	1:30 to 4:00 p.m.	Discussion, Follow-up Info, Review Budget Amendments Work Session
Tue, June 5, 2001	9:30 to noon	Discussion, Follow-up Info, Review Budget Amendments Work Session
Tue, June 5, 2001	1:30 to 4:00 p.m.	Discussion, Follow-up Info, Review Budget Amendments Work Session
Wed, June 6, 2001	9:30 to noon	Discussion, Follow-up Info, Review Budget Amendments Work Session
Thur, June 7, 2001	<b>1:30 to 3:00 p.m.</b>	<b>Tax Supervising and Conservation Commission Public Hearing and Testimony on Multnomah County Budget (quorum of BCC to attend)</b>
Thur, June 7, 2001	<b>6:00 to 8:00 p.m.</b>	<b>Public Hearing and Testimony on the Multnomah County Budget</b>
Thur, June 14, 2001	9:30 to noon	<b>Public Hearing and Testimony and Adoption of Budget and Amendments and Regular Board Meeting</b>

LONNIE ROBERTS  
Multnomah County Commissioner  
District 4



501 SE Hawthorne Blvd., Suite 600  
Portland, Oregon 97214  
(503) 988-5213 phone  
(503) 988-5262 fax  
e-mail: lonnie.j.roberts@co.multnomah.or.us  
www.co.multnomah.or.us/cc/ds4/

## MEMORANDUM

TO: Chair Bill Farver  
Commissioner Pauline Anderson  
Commissioner Serena Cruz  
Commissioner Lisa Naito  
Board Clerk Deb Bogstad ✓

FROM: Brett Walker  
Staff to Commissioner Lonnie Roberts

DATE: April 30, 2001

RE: Commissioner Roberts Board Meeting Absence

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Commissioner Roberts will be unable to attend the BCC meeting on Thursday, May 3<sup>rd</sup>, as he has business to attend to in East County all morning. If you received the previous memo I sent out, please disregard it.

01 APR 30 PM 12:57  
MULTNOMAH COUNTY  
OREGON  
COUNTY COMMISSIONER'S  
OFFICE



COMMISSIONER SERENA CRUZ, DISTRICT 2  
**MULTNOMAH COUNTY OREGON**

501 SE Hawthorne Blvd, Suite 600  
Portland, Oregon 97214  
(503) 988-5219 phone  
(503) 988-5440 fax  
e-mail: serena@co.multnomah.or.us  
www.co.multnomah.or.us/cc/ds2/

## **MEMORANDUM**

TO: Chair Bill Farver  
Commissioner Pauline Anderson  
Commissioner Lisa Naito  
Commissioner Lonnie Roberts  
Board Clerk Deb Bogstad

FROM: Beckie Lee   
Staff to Commissioner Serena Cruz

DATE: 4/27/01

RE: Board Meeting Absence

01 APR 30 AM 8:50  
MULTNOMAH COUNTY  
OREGON  
COUNTY COMMISSIONERS

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Commissioner Cruz will have to leave the Board meeting on Thursday, May 3<sup>rd</sup> a bit early, at 11 a.m.



MEETING DATE: May 3, 2001  
AGENDA NO: C-1  
ESTIMATED START TIME: 9:30 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Appointment to Community Health Council

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: May 3, 2001  
AMOUNT OF TIME NEEDED: Consent Calendar

DEPARTMENT: Non-Departmental DIVISION: Chair's Office

CONTACT: Delma Farrell TELEPHONE #: (503) 988-3853  
BLDG/ROOM #: 503/600

PERSON(S) MAKING PRESENTATION: N/A

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

Appointment of Camelle Taylor to the Community Health Council

SIGNATURES REQUIRED:

ELECTED OFFICIAL: Bill Farver

(OR)

DEPARTMENT MANAGER: \_\_\_\_\_

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

01 APR 26 AM 7:38  
MULTNOMAH COUNTY  
OREGON



1. REQUEST FOR PLACEMENT ON THE AGENDA FOR:

4-Apr-01  
(Date)

DEPARTMENT: Local Public Safety Coordinating Council

DIVISION:

Non-Departmental

CONTACT: Suzanne Riles

PHONE: 988-5894

\* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD:

Suzanne Riles

SUGGESTED AGENDA TITLE (To assist in preparing a description for the printed agenda)

**Contract Services to Support Development of Cohort Tracking Feature of DSS-Justice (Data Warehouse)**

2. DESCRIPTION OF MODIFICATION: [Explain the changes being made: What budget does it increase / decrease? What do the changes accomplish? Where does the money come from?]

[ ] PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

This is a transfer of \$20,000 from the LPSCC "Contract Services" line to the ISD contract services budget. A budget modification is required because the LPSCC budget resides in the Federal and State grants fund, while ISD's budget is in the General Fund. The transfer allows ISD to retain their contractor Kris Chase long enough to be able to complete the work she is doing to develop the *cohort tracking* software feature of the DSS system. ISD support for the DSS system, while secure, is under-funded.

The cohort tracking feature is of very high importance to the Local Public Safety Coordinating Council because it will allow a standard format for tracking selected offenders through the justice system. Offender cohorts can be selected by demographic category within a given time window in the past, and then information is captured going forward to describe the ensuing treatment they receive in jail, in prosecution, and at court. The data items describing system treatment are always the same, regardless of the characteristics of the offender cohort chosen for tracking.

Currently, LPSCC staff are especially eager for the cohort tracking feature to be developed in order to respond to the requirements of the Racial Over-Representation Task Force. Task Force members want offender cohorts defined by race to be tracked to identify possible discrepancies by race in justice system handling. This feature will likely be used to respond to the requests of outside researchers who want to use the DSS system, thus reducing the County time required to respond to these requests.

3. REVENUE IMPACT: [Explain revenues being changed and reason for the change]

None

01 APR 25 AM 11:55  
 CLERK OF COUNTY COMMISSIONERS  
 MULTNOMAH COUNTY  
 OREGON

TOTAL \$0

4. CONTINGENCY STATUS [To Be Completed by Budget & Planning]

\_\_\_\_\_ Fund Contingency BEFORE THIS MODIFICATION (as of \_\_\_\_\_): \$ \_\_\_\_\_  
 (Specify Fund) AFTER THIS MODIFICATION: \$ \_\_\_\_\_

Originated By: Suzanne Riles, Director of Research & Administration of the LPSCC	Date: 4-Apr-01	Department Director: <i>Bill Tava</i>	Date: 4-25-01
Plan / Budget Analyst: <i>[Signature]</i>	Date: 4-21-01	Employee Services:	Date:
Board Approval: <i>Wendell C. Bogstad</i>	Date: 05/03/01		

## BUDGET MODIFICATION: # EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Budget Fiscal Year: 00/01

Line No.	Fund Center	Fund Code	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
				Cost Center	WBS Element						
1					LPSCC-CS	60380	-	20,000	20,000		Increase ISD service reimbursement
2					LPSCC-CS	60170	43,430	23,430	(20,000)		Decrease Professional Services
3	70-90	3505		709000		50310		(20,000)	(20,000)		Service reimbursement revenue to ISD
4	70-90	3505		709000		60240		20,000	20,000		increased expenditure at ISD
5								0			
6								0			
7								0			
8								0			
9								0			
10								0			
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27								0			
28								0			
29								0			
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								0	0		GRAND TOTAL



*Public Safety Coordinating Council of Multnomah County*

# **SUPPLEMENTAL STAFF REPORT**

**TO:** Board of County Commissioners  
**FROM:** Public Safety Coordinating Council  
**DATE:** April 25, 2001  
**RE:** Contract Services to Support Development of Cohort Tracking Feature of DSS-Justice (Data Warehouse)

1. Recommendation/Action Requested:

Transfer \$20,000 from the current LPSCC budget (cost center 108000; WBS LPSCC-OPS) to the ISD budget for helping to support the development of a cohort tracking feature on the DSS-Justice system.

2. Background/Analysis:

ISD support for the DSS system, while secure, is under-funded. The funds transfer allows ISD to retain their contractor Kris Chase long enough to be able to complete the work she is doing to develop the cohort tracking software feature of the DSS system.

The cohort tracking feature is of very high importance to the Local Public Safety Coordinating Council because it will allow a standard format for tracking selected offenders through the justice system. Offender cohorts can be selected by demographic category within a given time window in the past, and then information is captured going forward to describe the ensuing treatment these offenders receive in jail, in prosecution, and at court.

Currently, LPSCC staff is especially eager for the cohort tracking feature to be developed in order to respond to the requirements of the Racial Over-Representation Task Force. Task Force members want offender cohorts defined by race to be tracked to identify possible discrepancies by race in justice system handling. This feature will likely be used to respond to the requests of outside researchers who want to use the DSS system, thus reducing the County time required to respond to these requests.

3. Financial Impact:

This is a transfer of \$20,000 from the LPSCC "Contract Services" line to the ISD contract services budget. A budget modification is required because the LPSCC budget resides in the Federal and State grants fund, while ISD's budget is in the General Fund.

4. Legal Issues:

None.

5. Controversial Issues:

None.

6. Link to Current County Policies:

LPSCC sponsored the development of DSS-Justice, and contributed its own funds to continue DSS development in the last fiscal year. Members want to assure that this innovative information system will be able to support its research. The cohort tracking feature is envisioned as one of the main tools for responding to requests for DSS data for research. In particular, it will be used for exploring justice data systems to monitor racial over-representation for the LPSCC Task Force on Racial Over-Representation of Minorities in the Justice System, co-chaired by District Attorney Mike Schrunck and Rev. Ronald Williams of the Bethel AME Church.

7. Citizen Participation:

About half of the members of the ROCS Task Force are citizens volunteering their time.

8. Other Government Participation:

LPSCC members include staff from the State Courts, City of Portland, City of Gresham, Multnomah Education Service District, Portland Public Schools, Portland State University, Oregon State Police, Oregon Youth Authority and U.S. Attorney. The DSS system itself combines data from Portland Police Bureau and the State Department of Corrections, in addition to the State Courts, Sheriff's Office, and District Attorney' office. This is truly an inter-governmental collaboration. Unless participants begin to find it easier to access this system, support for its continued construction will begin to erode.

MEETING DATE: May 3, 2001  
AGENDA NO: C-4  
ESTIMATED START TIME: 9:30 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's use only)

**AGENDA PLACEMENT FORM**

SUBJECT: Request Approval of Repurchase Deed to Former Owner

BOARD BRIEFING: Date Requested: \_\_\_\_\_  
Requested by: \_\_\_\_\_  
Amount of Time Needed: \_\_\_\_\_

REGULAR MEETING: Date Requested: Consent Calendar  
Amount of Time Needed: \_\_\_\_\_

DEPARTMENT: Sustainable Community DIVISION: Housing

CONTACT: Gary Thomas TELEPHONE #: 503-988-3380 x22591  
BLDG/ROOM #: 503/175/Tax Title

PERSON(S) MAKING PRESENTATION: N/A

**ACTION REQUESTED:**

{ } INFORMATION ONLY { } POLICY DIRECTION {X} APPROVAL { } OTHER

**SUGGESTED AGENDA TITLE:**

Request approval of Repurchase Deed of Former Owner, THE ESTATE OF HAROLD T. GLOVER, to go forward after time allowed under MCC Chapter 27 has expired

Staff Report, Resolution and Deed D011769 attached

**\*\*Return original documents and copies of all to Becky Grace 503/175 following approval\*\***

*05/10/01 ORIGINAL DEED & COPIES OF ALL TO BECKY GRACE*

**SIGNATURES REQUIRED:**

ELECTED OFFICIAL: \_\_\_\_\_  
OR

DEPARTMENT MANAGER: Michael Oswald

**ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES**

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.



**Department of Sustainable Community Development**  
**MULTNOMAH COUNTY OREGON**

501 SE Hawthorne Blvd, Suite 320  
Portland, Oregon 97214  
(503) 988-5000 phone  
(503) 988-3048 fax

**SUPPLEMENTAL STAFF REPORT**

**TO: BOARD OF COUNTY COMMISSIONERS**  
**FROM: TAX TITLE/GARY THOMAS**  
**DATE: April 18, 2001**  
**RE: Request approval to allow repurchase of Tax Foreclosed Property to go forward.**

**I. Recommendation/Action Requested:**

Approving repurchase of Tax Foreclosed Property to go forward after time allowed to repurchase under Multnomah County Code Chapter 27 has expired.

**II. Site History/Background/Analysis:**

The subject property was foreclosed on for delinquent property taxes and came into county ownership on September 22, 1998. The letter allowing the former owner the opportunity to repurchase the property was sent by the Tax Title Section on 10/30/98 to the former owner of record Harold T. Glover at the address of the property 4345 NE 84<sup>th</sup> AVE. Both the certified and regular mail copies were returned with information that Mr. Glover was deceased.

The property was occupied at the time that it came into county ownership. Numerous attempts were made to establish contact with the occupants to inform them that the property had to be vacated without success. In June 1999 the FED process to have the property vacated was initiated by the County Attorney's Office. After obtaining all of the required information, the FED was filed on July 29, 1999. The occupants vacated the property shortly after that date. The house was cleaned and the yard was made presentable with the intent of placing the property through MCC Chapter 27 with the next group of properties deeded to the county.

Prior to the Government List distributed as part of MCC Chapter 27, we received a phone call from a relative/friend of Harold Glover stating that Patsy Glover, the only heir to the estate of Harold Glover, would like to be allowed to repurchase the property. In March 2000 an attorney with Davis Wright Tremaine contacted the County Attorney's Office on behalf of their client who was interested in purchasing the property from Patsy Glover who is a ward of the State. At the time, they were in the process

## 2 Glover Staff Report

of beginning the small estate procedure and were working with a person appointed by the State of Oregon to help Patsy Glover.

In June 2000 the attorney working on the small estate procedure contacted the County Attorney's Office with information that the person who was in charge of Ms. Glover had to take medical leave and that additional time would be needed. After seeking approval to allow the additional time, the County Attorney's Office granted the additional time to allow the small estate procedure to take place. On January 30, 2001 the attorney with Davis Wright Tremaine contacted the County Attorney's Office asking for an additional 40 days time because the conservatorship had taken longer than anticipated. Because of the unique circumstances surrounding the request to repurchase and the situation involving Patsy Glover as a ward of the State, additional time was granted.

### III. **Financial Impact:**

Allowing the repurchase to proceed will allow for recovery of all delinquent property taxes, interest, fees, costs, and expenses. The repurchase will also place the property back on the tax roll.

### IV. **Legal Issues:**

Multnomah County Code Section 27.152 provides for 30 days notice to the former owner of record to repurchase a property foreclosed on for delinquent property taxes. However if the that timeline expires without the former owner repurchasing the property and it has not been otherwise disposed of, there is nothing in the Code that precludes the County from selling the property to the former owner.

### V. **Controversial Issues:**

None anticipated.

### VI. **Link to Current County Policies:**

Multnomah County Code Chapter 27 allows for properties that are foreclosed on for delinquent property taxes to be repurchased by the former owner of record.

### VII. **Citizen Participation:**

No citizen participation in the repurchase process is anticipated.

### VII. **Other Government Participation:**

Properties that are foreclosed on for delinquent property taxes in Multnomah County can be repurchased by the former owner of record under the provisions of MCC Chapter 27. There are no outstanding liens against the property at this time.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. \_\_\_\_\_**

Authorizing Approval to Allow Repurchase of Tax Foreclosed Property to the Former Owner, THE ESTATE OF HAROLD T. GLOVER

**The Multnomah County Board of Commissioners Finds:**

- a) Multnomah County acquired the real property hereinafter described through foreclosure of liens for delinquent taxes, and that THE ESTATE OF HAROLD T. GLOVER is the former record owner.
- b) In accordance with Multnomah County Code Chapter 27, the former owner was provided the opportunity to repurchase the property within the 30 day time frame allowed. Due to extenuating circumstances the former owner, THE ESTATE OF HAROLD T. GLOVER, was unable to complete the repurchase.
- c) Even though the former owner did not repurchase the property at the original opportunity to do so as explained in Finding "(b)" above, MCC Section 27.106(E) does not preclude the County from offering the former owner the opportunity to do so again.
- d) THE ESTATE OF HAROLD T. GLOVER has applied to the County to repurchase the property for the amount of \$20,132.08. which amount is not less than that required by ORS 275.180; and it is in the best interest of the County that the property is sold to the former owner.

**The Multnomah County Board of Commissioners Resolves:**

- 1. That the Interim Chair of Multnomah County Board of County Commissioners is authorized to execute a deed in a form substantially complying with the attached deed conveying to the former owner the following described real property:

LOT 8, BLOCK 12, ROSEWAY & PLAT 2, a recorded subdivision in  
the City of Portland, County of Multnomah and State of Oregon.
- 2. That the County's Tax Title Section has established a minimum price of \$20,132.08 for repurchase of the above referenced property consistent with ORS 275.180 and MCC Chapter 27.
- 3. The County's Tax Title Section is authorized to forward the signed deed to the appropriate Escrow Officer under letter of instruction which shall provide:
  - (a) that the Deed is to be processed only upon the receipt by the County of all funds the County is due in consideration for the above described property,

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. 01-054**

Authorizing Approval to Allow Repurchase of Tax Foreclosed Property to the Former Owner, THE ESTATE OF HAROLD T. GLOVER

**The Multnomah County Board of Commissioners Finds:**

- a) Multnomah County acquired the real property hereinafter described through foreclosure of liens for delinquent taxes, and that THE ESTATE OF HAROLD T. GLOVER is the former record owner.
- b) In accordance with Multnomah County Code Chapter 27, the former owner was provided the opportunity to repurchase the property within the 30 day time frame allowed. Due to extenuating circumstances the former owner, THE ESTATE OF HAROLD T. GLOVER, was unable to complete the repurchase.
- c) Even though the former owner did not repurchase the property at the original opportunity to do so as explained in Finding "(b)" above, MCC Section 27.106(E) does not preclude the County from offering the former owner the opportunity to do so again.
- d) THE ESTATE OF HAROLD T. GLOVER has applied to the County to repurchase the property for the amount of \$20,132.08. which amount is not less than that required by ORS 275.180; and it is in the best interest of the County that the property is sold to the former owner.

**The Multnomah County Board of Commissioners Resolves:**

- 1. That the Interim Chair of Multnomah County Board of County Commissioners is authorized to execute a deed in a form substantially complying with the attached deed conveying to the former owner the following described real property:

LOT 8, BLOCK 12, ROSEWAY & PLAT 2, a recorded subdivision in  
the City of Portland, County of Multnomah and State of Oregon.
- 2. That the County's Tax Title Section has established a minimum price of \$20,132.08 for repurchase of the above referenced property consistent with ORS 275.180 and MCC Chapter 27.
- 3. The County's Tax Title Section is authorized to forward the signed deed to the appropriate Escrow Officer under letter of instruction which shall provide:
  - (a) that the Deed is to be processed only upon the receipt by the County of all funds the County is due in consideration for the above described property,

and all taxes and or municipal charges have been paid in compliance with ORS 307.100, and (b) that if the escrow is closed without the proper payment to the County the deed and any copies there of shall be returned immediately to the County.

ADOPTED this 3rd day of May, 2001.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By

Matthew O. Ryan, Assistant County Attorney

# Deed D011769

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to The ESTATE OF HAROLD T GLOVER, Grantee, the following described real property, situated in the County of Multnomah, State of Oregon:

LOT 8, BLOCK 12, ROSEWAY & PLAT 2, a recorded subdivision in the County of Multnomah and State of Oregon.

The true and actual consideration paid for this transfer, stated in the terms of dollars is \$20,132.08.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Until a change is requested, all tax statements shall be sent to the following address:

ESTATE OF HAROLD T GLOVER  
4345 NE 84TH  
PORTLAND OR 97220

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Interim Chair of the Multnomah County Board of Commissioners the 3rd day of May, 2001, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Bill Farver, Interim Chair

REVIEWED:

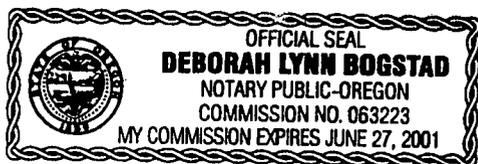
THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney

After recording, return to 503/175/Multnomah County Tax Title

STATE OF OREGON                    )  
  ) ss  
COUNTY OF MULTNOMAH         )

The foregoing instrument was acknowledged before me this 3rd day of May, 2001, by Bill Farver, to me personally known, as Interim Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.



*Deborah Lynn Bogstad*

Deborah Lynn Bogstad  
Notary Public for Oregon  
My Commission expires: 6/27/01

MEETING DATE: May 3, 2001  
AGENDA NO: R-1  
ESTIMATED START TIME: 9:30 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

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**AGENDA PLACEMENT FORM**

SUBJECT: Resolution Approving the 2001-02 Multnomah County Budget

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: Thursday May 3, 2001  
AMOUNT OF TIME NEEDED: 15 minutes

DEPARTMENT: Support Services DIVISION: Budget and Quality

CONTACT: Dave Warren TELEPHONE #: (503) 988-3822  
BLDG/ROOM #: 503/4

PERSON(S) MAKING PRESENTATION: Bill Farver and Dave Warren

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

*Interim Chair Bill Farver Executive Budget Message Presentation Followed by PUBLIC HEARING and Consideration of a RESOLUTION Approving the Chair's Proposed 2001-2002 Budget for Submittal to the Tax Supervising and Conservation Commission*

*05/09/01 copies to DAVE WARREN*

SIGNATURES REQUIRED:

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)

DEPARTMENT MANAGER: M. Cecilia Johnson

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

01 MAY 27 PM 1:17  
MULTNOMAH COUNTY  
OREGON  
CLERK'S OFFICE



## **SUPPLEMENTAL STAFF REPORT**

**TO:** Board of County Commissioners

**FROM:** Department of Support Services

**DATE:** April 25, 2001

**RE:** Approval of 2001-02 Budget for Submittal to the Tax Supervising and Conservation Commission

1. Recommendation/Action Requested:

Approve the 2001-02 Executive Budget for Multnomah County so that it can be transmitted to the Tax Supervising and Conservation Commission (TSCC)

2. Background/Analysis:

The 2001-02 budget process is based on the plan to forward the budget to Tax Supervising on May 3. This will comply with the formal requirement that the Budget Committee submit a budget prior to May 15. It does not, of course, imply agreement on the part of the Board with the policies included in the budget, nor with the Chair's proposed allocation of resources.

3. Financial Impact:

N/A

4. Legal Issues:

Approval of the Chair's Proposed Budget for submittal meets the legal requirement to submit a budget to Tax Supervising. After that budget has been submitted, no Fund may be increased by more than 10% in total revenue, and no property tax larger than the amounts included in the Executive Budget may be levied. However, neither of these problems is likely to arise this year.

5. Controversial Issues:

Voting to forward the budget without extensive public review and comment might produce adverse comment if it were not clearly understood that the process meets the technical requirement of the law, or if the Board were not to hold extensive public review before adopting the budget. Six weeks of hearings and work sessions have been scheduled prior to adopting the budget. This should give ample time for public review and comment.

6. Link to Current County Policies:

7. Citizen Participation:

CBAC's have reviewed the budget requests and made recommendations about those requests. Transmitting the Executive Budget will allow them time to review the Chair's recommendations before they make comments to the Board at the departmental work sessions scheduled for May.

8. Other Government Participation:

N/A



# MULTNOMAH COUNTY, OREGON

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**BOARD OF COUNTY COMMISSIONERS**

BILL FARVER  
PAULINE ANDERSON  
LISA NAITO  
SERENA CRUZ  
LONNIE ROBERTS

**BUDGET & QUALITY**  
MULTNOMAH BUILDING  
501 SE HAWTHORNE BLVD., 4TH FLOOR  
P. O. BOX 14700  
PORTLAND, OR 97293-0700  
PHONE (503) 988-3883

**TO:** The Oregonian  
**FROM:** Karyne Dargan, Office of Budget & Quality  
**DATE:** April 11, 2001  
**SUBJECT:** Public Notice of Budget Committee Meeting on May 3, 2001

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Please run the following public notice in the Oregonian **ONCE** on April 16, 2001.

If you have any questions, please call me at (503) 988-3883, x22457.

**NOTICE OF  
BUDGET COMMITTEE MEETING  
Multnomah County**

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A public meeting of the Budget Committee of Multnomah County, State of Oregon, on the budget for the fiscal year July 1, 2001 to June 30, 2002 will be held at the Multnomah Building, Boardroom, 1st Floor, 501 SE Hawthorne Blvd., Portland, OR. The meeting will take place on the 3rd day of May, 2001 at 9:30 a.m. The purpose of the meeting is to receive the budget message. A copy of the budget document may be inspected or obtained on or after May 3, 2001 at Multnomah County, Office of Budget & Quality, 501 SE Hawthorne Blvd., 4th Floor, Portland, Oregon, between the hours of 8:00 a.m. and 5:00 p.m.

This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at this meeting and discuss the proposed programs with the Budget Committee.

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Bill to:

Multnomah County Budget Office  
501 SE Hawthorne Blvd., 4th Floor  
PO Box 14700  
Portland, OR 97293-0700

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Approving the Chair's Proposed 2001-2002 Budget for Submittal to the Tax Supervising and Conservation Commission

**The Multnomah County Board of Commissioners Finds:**

- a) ORS 294.341 provides that the Board of County Commissioners (Board) is the Budget Committee for Multnomah County.
- b) ORS 294.421 requires transmittal of the Budget to the Tax Supervising and Conservation Commission (TSCC) prior to May 15.
- c) On May 3, 2001 the Board of County Commissioners received the budget message from the Multnomah County Chair (Chair) and the Proposed Budget for fiscal year July 1, 2001 to June 30, 2002 in compliance with ORS 294.401.
- d) The Chair requests that the Board approve the Proposed Budget for submittal to the TSCC as required by ORS 294.406.
- e) The Budget submitted to the TSCC establishes the maximum expenditure in each fund; the Board is aware it cannot subsequently increase these expenditures by more than ten percent.
- f) The Budget submitted to the TSCC establishes the maximum tax levy for Multnomah County; the Board is aware it cannot subsequently increase these property tax levies.
- g) The Board understands that submitting the Budget to the TSCC does not prevent the Board from making reallocations within the parameters noted above.
- h) The Board intends to conduct an extensive review of the 2001-02 Budget.

**The Multnomah County Board of Commissioners Resolves:**

1. The Budget and Quality Office shall prepare the 2001-02 Approved Budget and forward it to the TSCC.

2. The following property tax levies are approved and included in the Approved Budget forwarded to the TSCC.

<b>Operating Taxes</b>	<b>Tax Rate / Estimated Taxes</b> \$1,000	
Permanent Tax Rate	\$ 4.3434	178,829,783
Library Local Option Levy	\$ 0.5947	24,489,830
<b>Total Operating Taxes</b>	<b>\$ 4.9381</b>	<b>203,319,173</b>

<b>Bonded Indebtedness</b>	<b>Tax Amount</b>	<b>Estimated Tax Rate / \$1,000</b>
General Obligation Debt Levy	15,128,946	\$ 0.3673
<b>Total Debt Levy</b>	<b>15,128,946</b>	<b>\$ 0.3673</b>

Adopted this 3rd day of May, 2001.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Thomas Sponsler, County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 01-055**

Approving the Chair's Proposed 2001-2002 Budget for Submittal to the Tax Supervising and Conservation Commission

**The Multnomah County Board of Commissioners Finds:**

- a) ORS 294.341 provides that the Board of County Commissioners (Board) is the Budget Committee for Multnomah County.
- b) ORS 294.421 requires transmittal of the Budget to the Tax Supervising and Conservation Commission (TSCC) prior to May 15.
- c) On May 3, 2001 the Board of County Commissioners received the budget message from the Multnomah County Chair (Chair) and the Proposed Budget for fiscal year July 1, 2001 to June 30, 2002 in compliance with ORS 294.401.
- d) The Chair requests that the Board approve the Proposed Budget for submittal to the TSCC as required by ORS 294.406.
- e) The Budget submitted to the TSCC establishes the maximum expenditure in each fund; the Board is aware it cannot subsequently increase these expenditures by more than ten percent.
- f) The Budget submitted to the TSCC establishes the maximum tax levy for Multnomah County; the Board is aware it cannot subsequently increase these property tax levies.
- g) The Board understands that submitting the Budget to the TSCC does not prevent the Board from making reallocations within the parameters noted above.
- h) The Board intends to conduct an extensive review of the 2001-02 Budget.

**The Multnomah County Board of Commissioners Resolves:**

1. The Budget and Quality Office shall prepare the 2001-02 Approved Budget and forward it to the TSCC.

2. The following property tax levies are approved and included in the Approved Budget forwarded to the TSCC:

<b>Operating Taxes</b>	<b>Tax Rate / Estimated Taxes</b> \$1,000	
Permanent Tax Rate	\$ 4.3434	178,829,783
Library Local Option Levy	\$ 0.5947	24,489,830
<b>Total Operating Taxes</b>	<b>\$ 4.9381</b>	<b>203,319,173</b>

<b>Bonded Indebtedness</b>	<b>Tax Amount</b>	<b>Estimated Tax Rate / \$1,000</b>
General Obligation Debt Levy	15,128,946	\$ 0.3673
<b>Total Debt Levy</b>	<b>15,128,946</b>	<b>\$ 0.3673</b>

Adopted this 3rd day of May, 2001.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Bill Farver*

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By *Thomas Sponsler*  
Thomas Sponsler, County Attorney

**SPEAKER SIGN UP CARDS**

DATE 5-3-01

NAME Mae Johnson / Sharon Nielsen

ADDRESS Deaf Northwest

1565 NE Cochran Dr

PHONE Gresham  
503-674-0364

SPEAKING ON AGENDA ITEM NUMBER OR  
TOPIC R-2

**GIVE TO BOARD CLERK**

MEETING DATE: May 3, 2001  
AGENDA NO: R-2  
ESTIMATED START TIME: 9:45 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

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**AGENDA PLACEMENT FORM**

**SUBJECT:** 2000-01 Consolidated Plan Update and Annual Action Plan for the Community Development Block Grant Program – Public Hearing

**BOARD BRIEFING:** DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

**REGULAR MEETING:** DATE REQUESTED: Thursday, May 3, 2001  
AMOUNT OF TIME NEEDED: 10 minutes

**DEPARTMENT:** CFS **DIVISION :** Community Programs & Partnerships

**CONTACT:** Karen Jones Whittle **TELEPHONE #:** (503) 988-3631  
**BLDG/ROOM #:** 166/500

**PERSON(S) MAKING PRESENTATION:** Karen Jones Whittle

**ACTION REQUESTED:**

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

**SUGGESTED AGENDA TITLE:**

**2000-01 Consolidated Plan and Annual Action Plan for the Community Development Block Grant Program - Public Hearing and Board Action.**

Multnomah County will receive \$323,000 from the US Department of Housing and Urban Development for Program Year 2001-02. Funds will be allocated to eligible projects located within the cities of Fairview, Troutdale, Maywood Park, and Wood Village and unincorporated areas of the County. Public testimony will be received on projects recommended by the Program's Policy Advisory Board. Multnomah County Annual Action Plan will become part of the Portland-Gresham-Multnomah County Consolidated Plan Update 2001-02.

**SIGNATURES REQUIRED:**

**ELECTED OFFICIAL:** \_\_\_\_\_  
(OR)

**DEPARTMENT MANAGER:** \_\_\_\_\_

*Lorenzo T Poe, Jr*

APR 27 PM 12:58  
MULTNOMAH COUNTY  
CLERK OF COUNTY  
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us



**Department of Community and Family Services**  
**MULTNOMAH COUNTY OREGON**

Community Programs and Partnerships Division  
421 SW Sixth Avenue, Suite 500  
Portland, Oregon 97204-1618  
(503) 988-3999 phone  
(503) 988-3332 fax  
(503) 988-3598 TDD

**SUPPLEMENTAL STAFF REPORT**

TO: Board of County Commissioners

FROM: Lorenzo T. Poe, Jr.  
Department of Community and Family Services

DATE: May 3, 2001

RE: CDBG 2001-02 Consolidated Plan Update and Annual  
Action Plan

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1. Recommendation/Action Requested:

The Board of County Commissioners is asked to receive testimony and approve the 2001-02 Consolidated Plan Update and Annual Action Plan for funding the Community Development Block Grant Program.

2. Background/Analysis:

Multnomah County is entitled to receive US Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program in the amount of approximately \$323,000 for program year 2001-02. Additional HUD funding is available to the County through the City of Portland and from the HOME Investment Partnership Program in the amount of approximately \$161,364.

The Board is being asked to receive testimony on the County's 2001-02 Consolidated Plan Update and Annual Action Plan and approve it in its final form before submission to HUD. The Annual Action Plan identifies specific eligible projects including expected outcomes, location, and budget.

3. Financial Impact:

Multnomah County will receive approximately \$323,000 in new HUD - CDBG funding beginning July 1, 2001.

4. Legal Issues:

No legal issues are apparent.

5. Controversial Issues:

No issues are controversial to date.

6. Link to Current County Policies:

NA

7. Citizen Participation:

Federal regulations require citizen participation at several key points during the application process. The May 3, 2001 hearing is the final step in this process.

8. Other Government Participation:

Several of the projects recommended for funding are joint partnerships with the cities of Fairview, Wood Village, Troutdale, Lake Oswego, and Maywood Park as well as the Housing Authority of Portland, and Human Solutions, Inc. The Consolidated Plan is a joint partnership with the County and cities of Portland and Gresham.

**MULTNOMAH COUNTY**  
**2001-02 CDBG / HOME APPLICATIONS**

Grant: \$323,000  
Program Income: \$80,000

**NEIGHBORHOOD REVITALIZATION (\$118,640)**

Halsey/West End, City of Wood Village	60,000
Creekside Terrace Storm Drain, City of Fairview	48,640
Day Center Improvements at Homeless Families Shelter, Metro East Portland Interfaith Hospitality Network	10,000

**PUBLIC SERVICE (\$57,161)**

Housing Assistance Project, Legal Aid Services of Oregon	3,760
Fair Housing Project, Legal Aid Services of Oregon	8,250
Fair Housing Enforcement, Fair Housing Council of Oregon	2,600
Transitional Housing Program, Human Solutions, Inc.	31,351
Dental Clinic, Neighborhood Health Clinics, Inc.	11,200

**HOUSING – CDBG (\$100,000)**

Adapt-a-Home, Unlimited Choices, Inc.	65,000
Mend-a-Home, Unlimited Choices, Inc.	35,000

**HOUSING – HOME (\$115,000)**

On Your Own, Mainstream Housing, Inc.	15,000
Chestnut Lane Assisted Living Facility, Deaf Northwest, Inc.	100,000

<b>GENERAL ADMINISTRATION</b>	<b>80,600</b>
Housing and Community Development Commission	6,000

<b>CONTINGENCY</b>	<b>40,599</b>
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**Total CDBG Resources:**

2000-01 CDBG Grant	323,000
Projected Program Income	<u>+ 80,000</u>

<b><i>Total Resources</i></b>	<b><i>403,000</i></b>
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**Total CDBG Recommended Expenditures/Projects:**

Neighborhood Revit.	118,640
Public Services	57,161
Housing	100,000
Administration	80,600
Contingency	40,599

<b><i>Total Recommended Uses</i></b>	<b><i>403,000</i></b>
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<b>Total <u>HOME</u> Resources after set-asides funded:</b>	<b>129,107</b>
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<b>Total <u>HOME</u> Expenditures</b>	<b>115,000</b>
---------------------------------------	----------------

<b>Balance</b>	<b>14,107</b>
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leaves \$14,107 balance in HOME funds (\$129,107) to be reprogrammed, added to existing or reserved for new HOME project

# ONE YEAR ACTION PLAN

## INTRODUCTION

### THE CONSOLIDATED PLAN AND ANNUAL UPDATE ("ACTION PLAN")

The *Consolidated Plan* ("Plan") is a combined plan and application to the U.S. Department of Housing and Urban Development (HUD) for funds available to cities and counties under four formula grant programs. The statutes for the grant programs set forth three basic goals, each of which must *primarily benefit low- and very low-income persons* (people with incomes below 80 percent of area median income):

- 1) *To provide decent housing:* First, the programs are to provide decent housing. Included within this broad goal are the following: assist homeless persons to obtain affordable housing; retain the affordable housing stock, increase the availability of permanent housing that is affordable to low-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.
- 2) *To provide a suitable living environment:* This includes programs aimed at improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating low-income housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.
- 3) *To expand economic opportunities:* This goal includes creating jobs accessible to low- and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low- and very low-income persons in federally assisted and public housing achieve self-sufficiency.

The grant programs covered by the *Plan* include:

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

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

The Cities of Portland and Gresham and Multnomah County are partners in the HOME Consortium, with Portland designated as the lead jurisdiction. For the past several years the jurisdictions have been working together to implement the CHAS, a countywide "comprehensive housing affordability strategy." The *Plan* incorporates the statutory requirements of the CHAS.

**Emergency Shelter Grant (ESG).** The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds. Programs funded completely or in part by ESG money are part of the continuum of care system of homeless services. In accordance with the strategies adopted in the *Consolidated Plan 1995-1999*, Portland has used ESG dollars primarily to "operate facilities and appropriate housing options with supportive services that will meet the needs of homeless individuals and families." ESG funds can be used for emergency shelter programs and other direct service programs for homeless people. The City and Multnomah County work together on planning and allocation decisions.

**Housing Opportunities for People with AIDS (HOPWA).** The City of Portland administers the HOPWA program for a six-county area: Multnomah, Washington, Clackamas, Clark, Columbia, and Yamhill. Portland works closely with the 6 counties in planning and allocation. HOPWA funds are targeted to low-income persons with HIV/AIDS and their families. Supportive services must be provided as part of any housing funded by HOPWA. HOPWA can fund supportive services but will be primarily targeted to housing capital and rental assistance funding.

The *Plan* replaces all former HUD planning and application requirements with a single submission. This Section of the *Consolidated Plan 2000-2005* contains the "Action Plan" for FY 2001-2002. It must be submitted to HUD by May 15, 2001, to ensure that funds will be available by July 1, 2001—the start of the 2001-2002 fiscal year.

### **CITIZEN PARTICIPATION PLANS: REVISIONS**

*Consolidated Plan* regulations require that recipients of federal funds follow a detailed citizen participation plan that address the following elements: participation; access to meetings; access to information; access to records; publication of the plan; public hearings; notice of hearings; citizen comments; technical assistance; and complaints and amendments.

The three jurisdictions have not revised their existing Citizen Participation Plans since the *2000-2001 Action Plan* was filed. The three plans are attached to the *Consolidated Plan 2000-2005* as Appendix B. Since an outdated version of Gresham's Citizen Participation Plan was

inadvertently submitted as part of the Consolidated Plan, the correct and current copy of Gresham's Citizen Participation Plan is included.

## **PLAN DEVELOPMENT PROCESS**

### **LEAD AGENCY**

The City of Portland's Bureau of Housing and Community Development (BHCD) administers funds from these federal grants (on behalf of the Consortium): HOME Investment Partnership Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). BHCD is designated as the lead agency for the *Plan*. The Bureau of Housing and Community Development has delegated the coordination of the *Plan* process and county-wide plan development to the Housing and Community Development Commission (HCDC) and its staff.

### **INTER-AGENCY AND JURISDICTIONAL CONSULTATION**

The *Plan* development process for 2001-2002 carried out the inter-jurisdictional, cooperative venture begun during the initial stages of the CHAS planning process. The cities of Portland and Gresham, along with the rest of Multnomah County, formalized their relationship by forming a HOME consortium in 1991. These jurisdictions committed to an ongoing planning effort by instituting a citizen body, the Housing and Community Development Commission (HCDC). This county-wide Commission recommends housing policy, advising the three jurisdictions on budget decisions affecting housing programs, ensuring the linkage of associated social services with these programs, and guiding and monitoring the updates of the *Plan*. The HCDC acts as a focused public forum on all affordable-housing matters and advocates, when necessary, for low- and moderate-income residents of the County.

### **THE POLICY AND PLANNING FUNCTION OF HCDC**

The HCDC consists of 15 members, nine of whom are appointed by the City of Portland and three each by the City of Gresham and Multnomah County. This body is the inter-jurisdictional citizens' body that reviews and makes policy recommendations to the jurisdictions regarding housing and community development plans submitted to the Department of Housing and Urban Development. The principles, priorities, and strategies incorporated in the *Plan* form the basis for the final budget recommendations made to the three jurisdictions.

The staff for the HCDC consists of an interagency team representing Portland's Bureaus of Housing and Community Development and Planning, the Housing Authority of Portland, Multnomah County's Division of Community Programs and Partnerships, and Gresham's Community Development Department. In addition, extensive consultation has been undertaken

with the Oregon Department of Housing and Community Services, social service agencies, and nonprofit housing organizations.

## INSTITUTIONAL STRUCTURE FOR HOUSING AND SPECIAL NEEDS SERVICE DELIVERY

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

### US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Product: Program funds, loan guarantees  
 Market Segment: Low- and moderate-income housing and community development activities

### STATE OF OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT

Product: Permanent financing through bonds  
 Gap funding through the Housing Trust Fund  
 Oregon and Federal Low-Income Tax Credits  
 Market Segment: Very low- and low-income rental and homeownership

### PORTLAND BUREAU OF HOUSING AND COMMUNITY DEVELOPMENT

Product: Contract administrator for federal loan and grant programs  
 Operating support to community nonprofit developers  
 Market Segment: Rental and homeownership in low- and moderate-income neighborhoods and community development activities

### PORTLAND OFFICE OF PLANNING AND DEVELOPMENT REVIEW

Product: Regulatory oversight of building, housing, and zoning codes  
 Market Segment: All

### PORTLAND BUREAU OF PLANNING

Product: Long range policy and Comprehensive Plan development  
 Neighborhood and community planning  
 Market Segment: All

### HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

Product: Policy recommendations  
 Market Segment: Very low-, low-, and moderate-income households as established by the *Consolidated Plan*

### PORTLAND DEVELOPMENT COMMISSION (PDC)

Product: Housing rehabilitation loans  
Housing equity grants  
Tax increment financing, urban renewal agency  
Market Segment: Primarily below 80 percent of median income

PORTLAND ENERGY OFFICE (PEO)

Product: Technical and financial assistance for energy efficient development  
Market Segment: Low-income housing and small businesses

MULTNOMAH COUNTY DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

Product: Administration of community development funds  
Donation of tax-foreclosed properties  
Social service delivery grants  
Market Segment: Low-income and special needs rental housing

GRESHAM COMMUNITY DEVELOPMENT DEPARTMENT

Product: Federal funds administrator for loans and grants  
Market Segment: Very low-to-moderate income neighborhoods and individuals

HOUSING AUTHORITY OF PORTLAND (HAP)

Product: Affordable housing in Multnomah County  
Public Housing, Hope VI, and Section 8 programs  
Bonding capacity  
Market Segment: Very low- and low-income rental housing

CONVENTIONAL LENDERS

Product: Private and public/private partnership housing loans  
Market Segment: All

FEDERAL HOME LOAN BANK

Product: Wholesale source of long-term credit for housing consumers  
Market Segment: All

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA)

Product: Loan purchases from conventional lenders  
Credit enhancement for tax-exempt low-income housing bonds  
Grants  
Market Segment: Median-to-low income

FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC)/GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA)

Product: Conduit for single family and multi-family loans  
Market Segment: Low- and moderate-income

EQUITY INVESTORS

Product: Equity participation as owner or joint venture partner for housing developments

Market Segment: Tax credit investments  
Market rate for equity investments  
Low-income for tax-credit investments

**ENTERPRISE FOUNDATION**

Product: Technical assistance for neighborhood and nonprofit developers  
Predevelopment loans  
Market Segment: 80 percent to below 50 percent of median income

**OREGON CORPORATION FOR AFFORDABLE HOUSING (OCAH)**

Product: Housing production support and technical assistance  
Capital generation for tax-credit purchase  
Market Segment: Low income

**NETWORK FOR OREGON AFFORDABLE HOUSING (NOAH)**

Product: Permanent financing through consortium of lenders  
Market Segment: Low- and moderate-income rental

**LOW-INCOME HOUSING FUND**

Product: Line of credit for working capital, bridge and construction loans  
Market Segment: Low- and moderate-income

**FOR-PROFIT DEVELOPERS**

Product: Most single- and multi-family housing developments  
Market Segment: All, but primarily above 80 percent of median income

**NONPROFIT DEVELOPERS (CDCs)**

Product: Single- and multi-family housing (both owner and rental)  
Market Segment: Primarily below 80 percent of median income

**NEIGHBORHOOD PARTNERSHIP FUND**

Product: Technical assistance to local nonprofit CDCs  
Market Segment: 80 percent of median income and below

**PORTLAND HOUSING CENTER**

Product: Information, education, and counseling for housing consumers  
Market Segment: Low- and moderate-income

**METROPOLITAN SERVICE DISTRICT (METRO)**

Product: Technical assistance for housing policy and planning  
Market Segment: All incomes, with a special focus on housing affordable to households with income of 80 percent of median and below

## PROCESS

In developing this Annual Update for the *Consolidated Plan*, information was gathered from a variety of sources. Public testimony on housing and community development needs was offered at monthly HCDC meetings. Public testimony on affordable housing needs was also offered at an HCDC sponsored Anti-Displacement Forum held February 28, 2001. Topics discussed included the need for affordable housing for households with incomes at 0-30% AMI, the need for assistance with utility costs, the acute housing needs of farmworkers, the effect of new Federal lead regulations on housing programs, and the need for a neighborhood stabilization strategy to counter involuntary displacement.

### CITY OF GRESHAM

The City of Gresham supports a Community Development and Housing Citizen Advisory Committee (CDHC) as a means of providing regular public input regarding Gresham's housing and community development programs and policies. The committee meets monthly and all meetings are publicized and open to the public. Meeting agendas are routinely mailed to all neighborhood organizations, including the low-mod areas of the city.

The City of Gresham conducts an open competitive project solicitation process to develop its Annual Action Plan. The CDHC guides the selection of projects for funding and provides substantive input into the design of the program. The process begins in November with the CDHC recommending to City Council funding targets for public services, public facilities and housing consistent with the *Plan*. Council acts on this recommendation in December.

Gresham conducts an application workshop in January in conjunction with Multnomah County. The competitive process is advertised by a direct mailing to interested parties such as non-profits, neighborhood-based groups and others. The process was also advertised by a newspaper ad and posted at the Gresham libraries. Applicants were informed of program objectives, timelines, eligible project activities, rating criteria, and opportunities for input. Applicants had approximately 25 days to complete the applications. Staff was available to assist and answer questions during that 25-day period.

Staff reviews applications for threshold eligibility. Written applications are reviewed and scored by CDHC members and a panel of people with specialized expertise or knowledge in relevant fields. CDHC holds public hearings to receive testimony on the applications. Public notices announcing the hearings and describing the potential projects were issued. The CDHC reviews summaries of the testimony, ratings and rankings to make its final recommendation to Council. In May, the City Council conducts a duly advertised public hearing and adopts an Action Plan.

Several public hearings occur as part of this process. In October, the CDHC conducts a public hearing on last year's performance and potential ideas for future uses of funds. In March, the CDHC holds a public hearing to obtain testimony on potential projects. In May, Gresham City Council holds a public hearing on the final Action Plan. In addition, HCDC holds a public hearing on the draft countywide *Consolidated Plan* and Action Plan, including Gresham's section.

**MULTNOMAH COUNTY**

Multnomah County supports an advisory committee composed of official representatives from the participating consortium jurisdictions: Fairview, Maywood Park, Troutdale, Wood Village, Lake Oswego. This advisory committee oversees the policies and project selection of CDBG and HOME funded projects. This Policy Advisory Board (PAB) meets at strategic times throughout the year, and all meetings are publicized and open to the public.

Multnomah County conducts an open competitive project solicitation process to develop the Annual Action Plan. In partnership with the City of Gresham, an application workshop is held in January. The competitive process is advertised by a direct mailing to interested parties such as nonprofits, neighborhood-based groups, and others. The process was also advertised by a newspaper ad and posted at area libraries. Applicants were informed of program objectives, timelines, eligible project activities, rating criteria and opportunities for input. Applicants had approximately 25 days to complete the applications. Staff was available to assist and answer questions during that period.

Staff reviews applications for threshold eligibility, as described in the application packet. Written applications are reviewed and rated by County staff. The PAB reviews the staff recommendations and produces a final list of recommended CDBG/HOME projects. The PAB holds public hearings to receive testimony on the applications. Public notices announcing the hearings and describing the potential projects were issued. The Board of County Commissioners holds a final public hearing and then adopts the Annual Action Plan before it is submitted to HUD 45 days before the start of the new program year.

## **DRAFT PLAN AND FINAL DOCUMENT**

A *Draft* of the 2001-2002 Action Plan was published March 7, 2001 and was available for comments for over 30 days. The HCDC held a public hearing on the *Draft Action Plan 2001-2002*, on April 4, 2001, and recommended that the three jurisdictions approve this *Action Plan for 2001-2002*. Each member of the Consortium held hearings on their proposed CDBG and HOME budgets, and in the case of the City of Portland, on the ESG and HOPWA budgets as well.

A summary of the testimony and written comments are included in Appendix A of this document, as well as a summary of the discussion of HCDC members after the public testimony.

## **CHANGES TO THE FIVE YEAR CONSOLIDATED PLAN**

### **GENERAL CHANGES**

### **MULTNOMAH COUNTY CHANGES**

### **GRESHAM CHANGES**

In the 2000-2005 Consolidated Plan an incorrect Citizen Participation Plan for City of Gresham was included. Please see a corrected version attached in Appendix A.

### **PORTLAND CHANGES**

## **HOUSING MARKET ANALYSIS**

### **OVERVIEW**

Several indicators point to a slowdown in the economic markets, both locally and nationally. In local business news more stories of layoffs, slowing employment growth, bankruptcies, and business failures appear among the stories of corporate mergers. Local experts and informed citizens worry about the apparently unabated trend of out-of-state takeovers of local businesses, both within the high-tech sector as well as businesses with historic roots in the community such as Willamette Industries. The word "recession" is heard more frequently as a harbinger of the economy to come.

However, countervailing forces, such as widespread talk of major tax cuts, lowered interest rates by the Federal Reserve Board, and a resilient construction sector, lead some experts to believe that the economic slowdown will be soft and temporary. In any event, most everyone agrees that the unprecedented decade of rapid growth in population, construction, and employment this region has witnessed has reached the end of a cycle. Greater uncertainty affects private and public sector economic decisions as a new Millennium begins. The passage by Oregon voters of

Measure 7 adds to this uncertainty. On top of all this is the unavoidable impact of the energy crisis affecting California and, by default, the Pacific Northwest.

## **HIGHLIGHTS OF THE 2000 CENSUS DATA**

### **HIGHLIGHTS OF THE REGIONAL HOUSING MARKETS**

In the regional apartment market, the interest rate hikes by the Federal Reserve Board resulted in fixed mortgage rates rising from 6.76 percent in January 1999 to above 8.62 percent in January 2000. Prospective first time homebuyers, unable to afford homes at prevailing mortgage rates, found themselves forced to continue renting thereby absorbing vacancies in existing stock as new apartment construction cooled considerably. This had an ironically beneficial effect on multi-family vacancies which had increased as a result of the over building during the last three years of the 1990s. Construction activity had declined by 68 percent during the Summer of 2000 compared to a year earlier. This vacancy rate decline, of course, reduced the need for concessions by apartment owners and did little over the long term to reduce average rents. In general, the demand for rental units remains strong in inner Portland neighborhoods and in downtown Portland.

The immediate impact of interest rate increases was felt more directly in a slowing market for ownership of both new and existing housing. But even in this market sector, sellers on average benefited from increasing housing costs, represented by a 5.3 percent increase over 1999, which offset the overall decline of 3.1 percent in the number of closed sales.

As noted in the December 2000 issue of *Market Action*, "The average sales price in the Portland market is creeping steadily towards the \$200,000 mark, ending at \$198,600 for the twelve months of 2000. The median sales price for 2000 was \$166,000, a 3.6% increase over the \$160,200 median in 1999." The subregional market for home purchases, as represented by median sales price, ranges from \$119,300 in North Portland neighborhoods to \$256,000 in the Lake Oswego/West Linn area.

Generally the above trends did not favorably affect either renters or prospective homebuyers. Coupled with a greater sense of uncertainty in the job market and facing increased energy costs, the housing consumer finds him or herself in a far less favorable position. These negative forces tend to trickle down to those with fewer assets.

## **EMPLOYMENT TRENDS**

According to Steve Ferrarini of Hobson Ferrarini Associates, "Twenty-one of the nations 34 largest metropolitan areas are reporting slower economic growth this year (2000). Portland, Oregon is an anomaly. Employment growth in our region hit a low in 1999, growing by just 1.4%, due in part to the Asian economic crisis. Economic growth in 2000 has been stronger; however, the rate of growth has slowed throughout the year." The regional unemployment rate was 3.9% in 1998; 4.55 in 1999; and 4.0% in 2000.

“Regionally, both manufacturing and the federal government reported a 1.6% net loss to their job bases since third quarter of 1999. Manufacturing is hit particularly hard by rising interest rates, which has caused demand for durable goods to decline. Electronic equipment, however, surpassed services as the fastest growing sector of the economy. Posting a growth rate of 10.4%, more than double that of any other sector, electronic equipment is expected to continue to lead the regional economy’s growth in the foreseeable future.” Since this was written in late 2000, some slackening in this segment of the high tech economy has become evident.

## MINORITY EMPLOYMENT ISSUES IN OREGON

According to the Summary of Findings in *American Indians, Blacks, and Asians in Oregon’s Work Force* (Oregon Employment Department, June 2000):

“Substantial differences exist among the three racial minority groups with respect to educational achievement, marital status, and high school drop-out rates. In turn, there are substantial differences between these groups with respect to occupational choice, average hourly wage, and unemployment rates.”

- Comprising only two percent of Oregon’s population in 1970, American Indian, Asians, and Blacks now comprise more than six percent of the population. [According to the 1999 American Community Survey, these ethnic minority groups (defined as other than self-identified White) now comprise approximately 18 percent of Multnomah County’s population.]
- More than half of Oregon’s Asian population is foreign born. Comparatively, less than five percent of Oregon’s Black population and virtually no American Indians are foreign born.
- More than 80 percent of Oregon’s Black population and just under 70 percent of Oregon’s Asian population lives in the Portland metro area. Approximately 30 percent of Oregon’s American Indian population lives in the Portland-metro area.
- The unemployment rate of American Indians living on or near a reservation is far higher than the state unemployment rate. In fact, Indians living on or near several Oregon reservations experience unemployment rates of greater than 40 percent.
- Blacks, 25 years old or older, are less than half as likely as either Asians or American Indians to be married.
- Almost 30 percent of Oregon Blacks live below the poverty level. This is characteristic of the relatively large number of households that are headed by a female, with no husband present. American Indians also suffer high rates of poverty, with more than 20 percent of the population below the poverty level. Only about 10 percent of Oregon’s Asian population lives below the poverty level. This is less than the proportion for all Oregonians.

- Asians in Oregon are more than three times as likely as Blacks or Indians to have at least a 4-year college degree.
- Asians are much less likely to drop out of high school than are Blacks or American Indians.
- Asians are more than twice as likely to work in a professional or technical occupation as are Blacks or Indians.
- American Indians are more than five times as likely to work in construction as are Blacks or Asians.
- The average hourly earnings of Blacks is statistically significantly lower than the all-Oregonian average.
- Business ownership among Black, American Indians, and Asians has grown throughout the 90s at a greater rate than the total business ownership growth rate.
- In 1992 there were seven Oregon counties with 100 or more minority-owned businesses.

### **ADOPTION OF THE REGIONAL AFFORDABLE HOUSING STRATEGY**

A significant development in the regional arena of planning and growth management was the adoption of the Regional Affordable Housing Strategy in January 2001. The RAHS represents several year's work by Metro and local jurisdictions to come to terms with the disparities in the regional housing market and the differing levels of public response to long held goals of equal housing opportunity in the region. The impact of the RAHS remains to be seen but there is evidence of increased investigation by many communities into strategies that can bring about a greater range of affordability within local communities.

### **MEASURE 7**

However, a significant cloud over the prospect of greater public intervention in the housing market appeared in the form of a statewide initiative called Measure 7. This measure permits property owners to file claims for monetary damages against a broad range of local government actions which are alleged to decrease the value of property. As courts and government officials react to this measure, the action by elected officials to mandate greater affordability from housing developers will likely be dampened pending more precise assessment of the measure's impact.

### **ENERGY CRISIS**

The major unanticipated factor shadowing the health of the economy is the long term impact of the energy shortage that is centered in California but affects the entire West Coast and Northwest. Much of the blame has been focused on California's energy deregulation policies or on the restraints placed on energy exploration by state and federal environmental laws. Others note the increased demands of a growing economy and individual consumption as major factors. Solutions will likely lead to less restrained exploration of new energy sources and through

dramatic conservation measures. No solution will be easy, and the crisis will continue to affect peoples' housing choices.

## **SOURCES**

*Market Action*, Realtors Multiple Listing Service, December 2000

*The Apartment Report*, Marathon Management, Inc., Summer 2000

*The Millette Rask Report*, Millette & Rask Realty Associates, Fall/winter 2000

*American Indians, Blacks, and Asians in Oregon's Work Force*, Oregon Employment Department, June 2000

## ANNUAL PLAN

## RESOURCES

TABLE 1. ESTIMATED RESOURCES (CONSORTIUM WIDE) 2001-02

Resources	Portland	Gresham	Multnomah County	Total
HOME				
* Entitlement	\$3,921,620	\$663,016	\$161,364	\$4,746,000
* Program Income	225,000			225,000
* Carry Over		10,000	151,000	161,000
CDBG				
* Entitlement	12,232,000	698,000	323,000	13,253,000
* Program Income	3,265,000	20,000	100,000	3,185,000
* PLPA	650,000			650,000
* Carry Over	300,000	70,000		570,000
Emergency Shelter Grant	415,000			415,000
HOPWA (county metro area) <sup>1</sup>	880,000			880,000
Lead Based Paint Grant				
* Carry Over	49,466			49,466
Housing Counseling				
TOPS Grant	138,835			160,000
Youthbuild				
* Carry Over	400,000			400,000
McKinney Homeless Assistance	362,642		2,400,000	2,762,642
Housing Authority of Portland			4,987,100	4,987,100
* Section 8	37,001,283	2,010,939	1,206,563	40,218,785
* Public Housing	7,065,600	218,523	0	7,284,123
* Comp Grant (county-wide)	9,296,330	0	0	9,296,330
* Drug Elimination	650,000	75,000		750,000
Congregate Supportive Housing	844,736			844,736
EDSS Supportive Services	119,051			119,051
Apprenticeship Programs (county-wide)	91,150			91,150
Family Investment Center	19,950			19,950
* Service Coordinators	187,728	0	0	187,728
Other Local				
* General Fund	2,771,214	179,500		2,882,099

<sup>1</sup> HOPWA funds are administered by the City of Portland on behalf of the six-county Portland EMA.

Resources	Portland	Gresham	Multnomah County	Total
General Fund Special Appropriations	104,743			
Tax Foreclosed Properties			450,000	
* Housing Investment Fund	493,000			
* PILOT	330,000			
* Strategic Investment Prog.			525,000	
* Tax Increment Funds				
<b>TOTAL</b>	<b>\$81,757,845</b>	<b>\$3,944,978</b>	<b>\$10,304,027</b>	<b>\$96,006,850</b>

### **EMERGENCY SHELTER GRANT (ESG) MATCH**

The City of Portland will more than match the FY 2000 ESG award of Four Hundred and Fifteen One Thousand Dollars (\$415,000). In FY 2001-2002, the City will be putting a minimum of \$1.5 million dollars of General Fund into the homeless services system, including operating support for the shelters.

### **HOME INVESTMENT PARTNERSHIP PROGRAM**

#### **HOME Match**

The Portland HOME Consortium expects the match obligation generated by its proposed use of funds to be approximately \$ 1,000,000. Key sources which will be used to meet match requirements include grant funds from the State Housing Trust Fund, the value of below-market private financing under the Oregon Affordable Housing Tax Credit Program, the value of donated property and donated labor, property tax abatement in distressed neighborhoods and property tax exemption for low-income housing owned by charitable nonprofits, and building permit fee waivers. The Consortium has successfully met and exceeded match obligation in prior years from these sources and anticipates sufficient carry-over match to meet its obligation.

The HOME Program has successfully leveraged both public and private resources for affordable housing. Many projects have received funding from State, County, and other City sources. The jurisdiction also used HOME funds in combination with LIHTC to attract private equity to projects. In addition, most projects, except those serving the lowest income populations, have been able to use private debt as a funding source.

## ACTIVITIES TO BE UNDERTAKEN

In 1991, the Cities of Portland and Gresham and Urban Multnomah County formed a Consortium. The first Comprehensive Housing Affordability Strategy (CHAS) was developed on a county-wide basis. As part of that process, and after extensive citizen involvement, the jurisdictions adopted the following principles and priorities. In December 1993, the HCDC further defined the CHAS priorities and strategies. These principles and priorities were reaffirmed in the *Consolidated Plan 1995-1999*, and modified in May 1997 and April 1998. As part of developing the *Consolidated Plan 2000-2005*, the HCDC reviewed and revised the principles and fine-tuned the priorities. In 2001, HCDC added specific references to farmworkers as a special needs population; clarified that preservation of housing stock includes addressing any lead-based paint hazards; and recognized the priority need for revitalizing severely distressed public housing. The following are the revised principles and priorities.

### **PRINCIPLE I**

*Priorities should focus on developing and preserving housing for those with the greatest needs.*

- ◆ Those with the greatest need include people who are homeless, living in dangerous environments, or in substandard housing that violates safety codes.
- ◆ Those with the greatest need also include people who have historically had limited access to housing and those particularly vulnerable to housing loss. Among these are very low-income single parents, youth, people leaving foster care, the elderly, members of racial/ethnic/cultural minorities, refugees, farmworkers, and persons who have mental or physical disabilities.

### **PRINCIPLE II**

*Both public and private resources are required to meet community housing needs.*

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

### **PRINCIPLE III**

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

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

### **PRINCIPLE IV**

*The goals of public investment in non-housing community development ("community development") should be economic vitality; safe and stable neighborhoods; thriving families; and access to opportunity for all residents.*

- ◆ Public investment in community development at the neighborhood level should focus on neighborhoods that have not shared in the recent economic expansion, and on residents who have faced or are facing involuntary displacement as a result of neighborhood revitalization.
- ◆ Public investment in community development should focus on removing barriers to employment, retaining jobs in neighborhoods, and providing adults and youth with access to opportunities to earn at least a living wage.
- ◆ Public investment in community development should support the goal of having essential goods and services available for low-income people in their local communities.
- ◆ Public investment in community development should support asset-building programs to build the wealth of low- and very low-income residents (household income 0-60% of Area Median Income).

## **PRINCIPLE V**

*To make the best use of existing affordable housing resources, a continuum of services must be available to assist individuals and families in locating, obtaining, and maintaining decent, stable affordable housing.*

- ◆ Persons with the greatest need should receive supportive services that will enable them to stay in housing.
- ◆ Supportive services should be designed to promote the greatest degree of economic independence and self-sufficiency appropriate for the individual.
- ◆ Services for locating, obtaining, and maintaining decent, stable, affordable housing should be readily available.

## **PRIORITY 1**

Programs to provide affordable rental housing for *homeless* individuals and families, *very low-income* (0-50% of Area Median Income) households, and households suffering under an extreme rent-burden (paying more than 50 percent of their income for housing). This priority includes housing for low-income persons with special needs, such as people with mental and physical disabilities, people with AIDS, the elderly, and farmworkers. Preference should be given to programs that include housing for *extremely low-income* (0-30% of Area Median Income) households, and/or address the need for units with at least three (3) bedrooms.

## **PRIORITY 2**

Programs focused on:

- (1) maintaining and preserving housing stock for *low-income* people (up to 80% Area Median Income), including addressing any lead-based paint hazards;
- (2) stabilizing low-income neighborhoods using housing and community development tools;
- (3) providing services to assist *low-income* (up to 80% Area Median Income) individuals and families in locating, obtaining, and maintaining housing;
- (4) providing supportive services, such as housing-related case management, job training, child care, education, etc., for those *very low-income* (up to 60% Area Median Income) individuals with the greatest need; and
- (5) providing services to assist *very low-income* (up to 60% of Area Median Income) adults and youth with access to opportunities to earn at least a living wage and to build wealth;
- (6) revitalizing severely distressed public housing.

**PRIORITY 3**

Programs to assist *low-income, first-time homebuyers* (up to 80% of Area Median Income). These programs should focus on innovative types of housing and lower-income populations unable to access the market. Homebuyer programs also should be targeted as an important community development tool to reinvest in and/or stabilize neighborhoods. Public funding of these programs should leverage private funds. Homeownership programs should include a mechanism for recapture and/or retention of the public investment.

## THE HOME CONSORTIUM: HOUSING ACTIVITIES

Since the jurisdictions are a consortium only for purposes of the HOME grant, this section shall be limited to activities to be carried out with HOME funds. (See the appendices at the end of this section for detailed descriptions of activities for each individual jurisdiction that is a member of the Consortium.)

The Portland HOME Consortium will use the FY 2001-2002 HOME Investment Partnership allocation of \$4,746,000 to expand and improve the supply of affordable housing to low- and moderate-income families in accordance with the priorities adopted by HCDC. An agreed-upon formula is used to set aside HOME funds for each Consortium member and to determine equitable contributions for tenant-based rental assistance administrative costs, CHDO operating support and general HOME administration. When the opportunity arises, the Consortium will collaborate on joint projects and system wide programs.

1. **Tenant-based Rental Assistance.** The three jurisdictions will allocate \$236,838 in program funding and \$60,069 in administrative costs for a small tenant-based rental assistance program to assist approximately 130 new households. Our goal is to use modest amounts of rental assistance to move households from transitional to permanent housing, and to prevent homelessness by providing short term assistance to households faced with eviction. Forms of assistance would include security deposits, assistance with first and last months' rent, and short term rent subsidies. Assistance may also be provided to households in rental projects being rehabilitated under the HOME Program.
2. **Community Housing Development Organizations (CHDOs)**
  - a. **CHDO Projects.** The Consortium will work closely with CHDOs and have set aside \$569,589, 15 percent of the Consortium's HOME allocation, for CHDO projects. CHDOs will be involved in a number of rental production and rental rehabilitation projects in addition to special needs housing projects. CHDOs will be eligible to participate in projects in addition to those in the set-aside and are expected to be active partners in many HOME funded projects.
  - b. **Operating Support.** The HOME budget to provide operating support to CHDOs is \$237,300, 5 percent of the total grant amount. We have developed a system to distribute this grant funding on a competitive proposal basis.
3. **Program Administration.** Although the federal regulations permit a set aside of 10 percent of the total grant, or \$476,000, the Consortium has budgeted approximately \$390,000 for program administration, once again choosing to make additional dollars available for direct program expenses. This category will include administrative costs of managing the HOME program. It also includes some program delivery costs for the consortium members and the tenant-based rental assistance program.

**4. New Construction**

We estimate that approximately 70 percent of the funds available for production will involve new construction. New construction will be used to meet the needs of large family housing, special needs housing, and development on in-fill sites.

**5. Rehabilitation**

We estimate that approximately 30 percent of the funds available for production will involve moderate or substantial rehabilitation. These projects will assist CHDOs, non-profits and for profit developers to improve rental housing for low- and moderate-income households including identifying and reducing lead-based paint hazards.

**6. Refinancing Existing Debt**

The Consortium may use HOME funds during FY 2001-2002 to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. The City of Portland is currently completing Community Asset Management (CAM) guidelines. This CAM process has resulted in the City's adoption of refinancing guidelines. These guidelines comply with the requirements of 24 CFR 92.206(b) for refinancing funded by HOME funds. The adopted HOME specific guidelines for refinance related to rehabilitation appear under the program-specific submission section of this plan, located at page 66.

## **CITY OF PORTLAND ACTIVITIES**

A list of the activities within Program Areas that the City's Bureau of Housing and Community Development will fund during the next fiscal 2001-2002. Financing for these activities is provided not only with federal funds (HOME, CDBG and HOPWA), but other funding sources. The City of Portland will not be funding the Housing Investment Fund at a level sufficient to sustain the level of productivity achieved over the last four years. Thus, we expect housing production to decline. New construction will probably be limited to special needs housing, housing for large families, and housing in Urban Renewal Districts (URDs), where Tax Increment Financing is available.

### **1. Housing Program Area**

The Housing Program area includes both capital for housing development as well as social services related to housing. The major focus of the program area is on development of housing affordable to low- and moderate-income households: homebuyer programs, homeowner repair, rental rehabilitation and production, identifying and reducing lead-based paint hazards, and special needs housing. Housing services programs include information and referral, education, fair housing and housing counseling services for low- and moderate-income households, and weatherization programs.

Housing programs respond to the housing needs of low-income individuals and families. They are also key components of targeted neighborhood improvement strategies. Individual programs may be designed to respond to one or both of these needs. Several factors guide the implementation of housing programs as outlined below.

#### **Lead-Based Paint**

All housing programs will be impacted by the new lead-based paint regulations imposed by HUD that became effective 4/10/01. While we do not know the specific impact on housing production, it is expected that these new regulations will have a dramatic impact on housing production because the cost per units will increase. It is anticipated that the single-family rehabilitation program will decrease its production numbers by one-half. Rental housing production (acquisition/rehab activities) will also decrease by a one-third. Other programs affected by the new regulations include home buyer programs and mini-rehab services.

As the new lead-based paint regulations take effect, activities of the first HUD Lead Hazard Control Grant received by the City are winding down and final disbursements are being made. A new hazard reduction grant, if awarded, will not become available until January 2002. Until that time, there are no possible additional resources for pro-active intervention to address lead-based paint hazard reduction.

#### **Community Asset Management**

The Community Asset Management Report, adopted by the Council in February 2001, directs the City to implement efforts to insure that rental housing assisted with public funding provide a stable, durable inventory of housing for the 60-year period of affordability. This will involve full development of the PDC portfolio monitoring system, restructuring older

projects that previously received public funding, new policies for project origination, and capacity building of project sponsors in asset management.

### **Market Forces**

Though rising interest rates have cooled Portland's regional housing market some, market forces continue to stimulate increased rents and sales prices. **BETH – SABA DATA?** Incomes of lower income households are not keeping pace. The gap that we must contribute per unit in all programs is increasing.

**Anti-Displacement:** Because Portland's inner neighborhoods have become attractive for middle and upper income home buyers, the City has started and will continue concentrated focus on program and policy development to assist households at-risk of being involuntarily displaced from their long-time affordable communities. Currently, City general funds are being used to pilot housing programs and perform specific outreach to low income households to begin to address the issues of involuntary displacement. This pilot effort may result in new program models in 2002/03.

### **Housing Resource Shifts:**

Resources to provide affordable housing are shifting. Over the past 5 years, the Portland City Council allocated approximately \$35 million in City general fund to the "Housing Investment Fund" to support the development of affordable housing. This HIF funding has been allocated and the result has been almost 2000 new affordable housing units brought on-line. While this has been a valuable resource, there are no expectations that City Council will make any new or future HIF allocations.

Thus, tax increment financing (TIF) funds are becoming increasingly important in the development of affordable housing. In the past two years the City of Portland approved two new urban renewal areas in primarily residential neighborhoods, and a third is expected to be proposed in FY2002/03. While TIF funds are looked to as a resource, they are slow to come on line, due to the nature of tax increment financing. It is expected that in FY2002/03 less than \$2 million of TIF will be available for affordable housing development.

### **Housing Programs**

#### **a. Rental Housing**

- Portland proposes to use HOME and CDBG dollars to support 300 units of affordable rental housing, including acquisition, refinancing, new construction, and rehabilitation. \$4,843,900 dollars in HOME and CDBG funds have been allocated to support these efforts. Targeted goals related to federal funding have been established by the HCDC and adopted by the Portland City Council. These goals were recently revised to increase the emphasis on 0-30% rental housing.
- Preservation activities involving existing multi-family rental properties subject to HUD's expiring use have been allocated funding from both Portland's General Fund

and the CDBG program. There is no specific set-aside this year. This activity will be undertaken within the overall rental housing budget.

- Under the Affordable Housing Preservation Program, the City has acquired five (5) "at risk" federally subsidized properties since the passage of Portland's preservation ordinance in November 1998 (the Biltmore, the Park Terrace, the Oak Apartments, the Kenilworth and the Fairfield). In FY 00-01, the City acquired the 77 unit Kenilworth and the 82 unit Fairfield, to make a total of 415 units of affordable housing preserved for low-income households. In addition, acquisition of the 50 unit Jefferson West is pending as the City continues to negotiate with the property owner. The City declined to acquire the 39 unit Western Rooms, but is providing relocation assistance for the residents.

**b. Home Owner Programs**

- **Homebuyer Financial Assistance.** Offered either through the Portland Development Commission or the Portland Housing Center, provide a second mortgage product to help first-time buyers afford a home. The programs will assist approximately 10 households in 2001-2002.
- **Community Land Trust.** The City of Portland will continue to support the Portland Community Land Trust. The homebuyer receives the subsidy in the form of a silent second mortgage. The homeowner will take title to the improvements and will sign a long-term lease for the land with the nonprofit community land trust, which will hold the land. Upon resale, the value of the land will not be included in the sales price to the new eligible homebuyer. The Rosemont site is anticipated to include land trust units in 2001-2002.
- **Homeowner Rehab Program.** The City of Portland will use CDBG funds in a continued program to provide financial assistance for the rehabilitation of housing owned by low-income households. Loans are offered to households below 50% of median citywide, and to households below 80% of median in targeted neighborhoods. The program will be significantly affected by new lead-based paint regulations that make projecting performance goals very difficult. We expect that 100 loans will be made in FY 2001-2002.

**c. Housing Services**

The City offers a variety of housing services to assist low and moderate-income households secure and maintain affordable housing. Programs are organized under two categories: housing counseling and fair housing; and minor repair programs. Housing counseling and fair housing includes services to assist renters and new homebuyers. Detailed information about funded activities and anticipated outcomes for these services can be found in the Fair Housing section of the Action Plan at page 56. A new project begun in 2000-01 is the development of a housing information clearinghouse that will provide an interactive web-based inventory of affordable housing resources and services. The minor repair programs include projects

addressing energy efficiency, architectural barrier removal, exterior painting and security improvements.

#### d. Clearinghouse

The City of Portland will use CDBG funds, a grant from the Technology Opportunities Program of the U.S. Department of Commerce, and City resources to create a virtual one-stop housing center accessible through the Internet that will assist low-income Portland area residents in accessing and retaining stable housing. This entity, currently known as the Portland Area Housing Clearinghouse (PAHC), will speed consumer access to available, appropriate housing; streamline access to the continuum of available services that prevent homelessness and promote housing stability; and improve the collection and analysis of housing data. The PAHC will do this by providing an electronic platform where staff at over 100 area housing and homeless agencies, low-income residents who need housing and services, affordable housing providers, and property managers can connect and do business.

FY 2001-2002 outcomes for this project include:

- A technical specifications document, the technical “blueprint” for the entire system will be developed.
- The first phase of the PAHC, an Affordable Housing Locator, will be on line in November, 2001.

Approximately 150 housing agency staff, property managers and housing consumers in will be trained to use the system.

## 2. Economic Development Program Area

The Economic Development program area includes initiatives that are designed either to increase low-income residents’ access to economic opportunities, or stimulate the revitalization of low-income areas. The program area consists of initiatives in community economic development, brownfield redevelopment, workforce development, and childcare. A BHCD goal in all of these activities is to have low-income residents feel they have some influence over the direction of their lives or their neighborhood.

### a. Community Economic Development

BHCD’s community economic development activities have the following objectives: (1) To stimulate the physical and economic revitalization of targeted low-income neighborhoods; (2) To make available technical and financial assistance to low-income residents who have the potential to successfully operate microenterprises; and (3) To support community-based economic development initiatives.

Utilizing CDBG funds, the City anticipates the following outcomes from its community economic development activities:

- 26 deteriorated or vacant buildings in targeted areas will be improved.

- 60 micro-enterprises will receive technical or financial assistance, 80% of which will be in a demonstrably more stable position 18 months after receiving such assistance.

**b. Brownfield Redevelopment**

The primary goal of the City's Brownfield Redevelopment program is to stimulate the redevelopment of contaminated commercial or industrial sites in low-income communities. Utilizing City and EPA funds, the City anticipates:

- 7 contaminated sites will make significant progress in their redevelopment.

**c. Workforce Development**

In workforce development, BHCD focuses its resources to support: a) A centralized system of job linkages and preparation of low-mod income residents for employers receiving City subsidies; and b) Decentralized intensive services (job training, placement, and support) for low-income residents of a neighborhood-based CBDO.

**Utilizing CDBG funds in combination with other workforce funds, the City is anticipating the following workforce development outcomes:**

- 1200 residents will receive services from a CBDO (SE Works), of whom at least 450 will be placed in a job with a average starting wage of at least \$10.50/hour. SE Works will also conduct special projects to improve outreach and services to ex-offenders and native Spanish speakers.
- At least 50 SE employers will receive assistance in employee recruitment.

**d. Childcare Networks**

In childcare, BHCD will collaborate with the Enterprise Foundation to fund four networks in the Child Care Provider and Parent Support Program. BHCD anticipates that fifty-six micro-enterprises (home-based child care providers) will receive assistance from the project. Additionally, some 400 children and their families will benefit from improved child care quality and stability within these networks.

**2. Neighborhood Improvements**

The Neighborhood Improvement Program Area provides funding for capital and other projects that have a long-term impact on neighborhoods. Types of projects include residential street and drainage construction, neighborhood park development and acquisition, construction, and rehabilitation of public facilities and major community planning projects. It is projected that two public facilities projects will be completed. In FY 2001-2002, one Street Improvement project will be completed and another will be in the planning/design phase. Street improvements meet housing development needs in the current request.

**3. Public Safety**

This program area provides services for victims of crime and violence, gang prevention and intervention, community corrections, community policing and other services that are community based and related to the corrections and law enforcement systems.

#### 4. Homeless Services and Housing

Please refer to the section, "Continuum of Care for Homeless People," later in this plan. This provides an overview of activities funded by all three jurisdictions.

#### 5. Youth Employment and Involvement

This program emphasizes education, employment, and leadership skill development for low-income young people in the Portland area. Services fall into two distinct categories:

- Placement and Support programs, projected to serve 610 youth in FY 2001-2002, operate year-round and provide young people with pre-employment training, career exploration assistance, and support in acquiring and retaining an unsubsidized job. Success is measured by the number of young people acquiring and retaining employment for at least 90 days. The three contractors responsible for delivering these services are funded primarily with City General Funds.

(Programs include the Youth Employment and Empowerment Program (YEEP) as well as the Youth Employment Institute's Youth Employment Partnership and Outside In's Youth Employment Program, both administered by worksystems inc.).

- Comprehensive Education, Employment, and Leadership Programs, projected to serve 130 youth in FY 2001-2002, provide experientially based employment, education, and training opportunities during both summer and year-round programs. The aim of these services is to assist youth in achieving educational, vocational, and life-skills goals. Success is measured by the number of youth who make academic gains, transition to employment or continuing education, and master life skills. Two contractors—one funded with City General Funds, the other with YouthBuild funds—provide these year round services while worksystems inc. manages four summer contractors with City General Funds.

These year-round programs include Open Meadow Learning Center's CRUE program and Portland YouthBuilders. Summer programs include IRCO Ready, the Youth Employment Institute's START program, Open Meadow Learning Center Summer CRUE, and the Oregon Council for Hispanic Advancement's LISTOS program.

### 3. Community & Targeted Initiatives

This program area contributes primarily to the Changing Neighborhoods strategy by providing targeted service delivery and support to low/moderate income communities. There are two major programs under this program area: 1) the Community Initiatives Small Grant Program, and 2) the Target Area Designation Program.

- a. **The Community Initiatives Small Grant Program** makes small one-time-only grants to community-based organizations to provide services that benefit low/moderate individuals or neighborhoods. Projects are chosen through a Request for Proposal (RFP) process, using a citizen committee to make project selections. Projects are selected twice each year through an open Request for Proposal process. Activities range from the planting of street trees to youth recreation and education to the development of community-based plans. Each project identifies one or more performance measures that will be identified in the contract. However, there is no way to aggregate these measures. The BHCD does track such things as amount of leverage (currently averaging 205% of grant funds) and success rate of projects (currently averaging approximately 86%).
- b. **The Target Area Designation Program** provides multi-year (3-5 years) support to low/moderate income areas wishing to carry out neighborhood revitalization and/or stabilization activities. Neighborhoods are chosen through an RFP process, using a citizen committee to make selections. BHCD provides a variety of services to target areas, including: direct cash to cover the cost of a staff position and support costs; technical assistance and training activities; and access to some bureau-supported services (e.g., homeowner and business loans, targeted housing and nuisance code enforcement).

In FY 2001-2002, all current target areas will be in the implementation phase of their projects. Each target area has identified its own performance measures, based on the individual goals of the neighborhood. Examples of performance measures for current target areas are: physical improvement to commercial district; increased sense of safety; and improved neighborhood image.

### 7. Neighborhood Revitalization Strategy for Designated Enterprise Community

The primary focus for FY 2001-2002 of Portland's Neighborhood Revitalization Strategy continues to be the redevelopment of commercial nodes that have seen disinvestment for most of the 1980s and 1990s. These areas have been characterized by blight, poorly maintained and underutilized buildings, and inadequate infrastructure.

The City anticipates supporting the following diverse projects during FY 2001-2002 to facilitate redevelopment activities.

- **BHCD Target Areas:** Community-directed revitalization efforts in Humboldt and Boise to stimulate redevelopment via facade improvements, technical assistance for merchants, anti-displacement initiatives, youth projects, streetscape improvements, community events, etc. These will primarily be funded by the CDBG.
- **Brownfield Redevelopment:** A concerted effort to redevelop commercial and industrial sites that are idle due to actual or perceived contamination. EPA funds, EDI-108, BEDI, urban renewal funds, and the CDBG float are possible funding sources.
- **Urban Renewal:** Capital expenditures along MLK Jr. Blvd. and a new N. Interstate Urban Renewal Area to fund substantive housing, economic development, and public facility projects. These capital projects are in addition to continuing programs for smaller storefront facades, and business loans.
- **Implementation of Visioning Projects on Vancouver-Williams, Fremont-MLK, and MLK-Alberta-Killingsworth:** Implementation of comprehensive community efforts that identify the communities' desired future for these three areas. During FY 2000-2001, the City is committed to facilitating redevelopment in order to attain desired projects. In addition to Urban Renewal financing, the City anticipates utilizing CDBG, the CDBG float, and EDI-108 funds.
- **Anti-Displacement Initiatives:** Efforts to limit involuntary displacement. Due to rising property values, many long-term residents and merchants have been or are potentially facing displacement. The City and PDC have committed to undertake a variety of initiatives to limit involuntary displacement. The City allocated 1.6 million of General Fund to this effort in FY 2000/01, for programs that will continue during the 2001/02 fiscal year.
- **N. Interstate MAX Line:** Development of a light rail line along N. Interstate.
- **Streetscape Improvements on MLK and Alberta:** Continued adjustments to the MLK median strip, plus parking and other streetscape improvements on these two NE streets.
- **Implementation of a NE Marketing Strategy:** PDC-financed strategy to develop a positive commercial image for MLK and Alberta.

**8. Float**

CDBG float is a method to assist in the financing of projects by providing short-term loans interest-free or at favorable interest rates. The projects are acquisition and construction, and the loans are for a maximum of 2 ½ years. Float is available when all of the City's CDBG resources are not needed in the year for which they are budgeted. Federal funds drawn in the year in which they are budgeted but not actually spent in that year can be used on a short-term basis until they are needed for the projects for which they were budgeted. When float repayments are received, the program income is used to fund the projects for which the funds were originally budgeted. Any interest would be considered program income and would be used to fund other projects included in the One-Year Action Plan. We expect a float repayment in fiscal year 2001-2002 from Park Terrace in the amount of \$1,816,000. We do not expect additional float repayments in 2001-2002 from either of the other two projects that have a current float agreement (Rosemont and PCRI).

**9. EDI/108**

The City continues to provide loans under the approved Section 108 Loan Guarantee and related Economic Development Initiative Grant. This program was originally approved by HUD in 1999 for a total of \$8,000,000 of loan funds and \$2,250,000 of grant funds. The grant funds are blended with the loan funds to improve the interest rates or other terms of the loans that are provided to borrowers. Loans under this program can support commercial revitalization projects in the Enterprise Community which result in the creation of jobs available to low and moderate individuals. The balance of funds available for projects in 2001-02 is \$5,090,000 of loan funds and \$1,492,182 of grant funds.

**MULTNOMAH COUNTY ACTIVITIES<sup>2</sup>**

**TABLE 2. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
HOME INVESTMENT PARTNERSHIP PROGRAM  
2001-2002 CDBG / HOME RECOMMENDED ACTIVITIES**

<b>NEIGHBORHOOD REVITALIZATION:</b>	<b>\$120,555</b>
<b>PUBLIC SERVICES:</b>	<b>\$42,300</b>
<b>HOUSING – CDBG:</b>	<b>\$162,855</b>
<b>HOUSING – HOME:</b>	<b>\$129,107</b>
<b>ADMINISTRATION:</b>	<b>\$84,600</b>
<b>CONTINGENCY:</b> Supports construction projects	<b>\$12,690</b>
<b>ACTIVITY TOTAL RECOMMENDED BY POLICY ADVISORY BOARD ON May 3, 2001</b>	<b>\$552,107</b>

<sup>2</sup> This information is from FY 2000/01 and will be updated before the April HCDC meeting.

<b>Total <u>CDBG</u> Resources:</b>	
2001-02 CDBG Grant	323,000
Projected Program Income	+100,000
<b>Total CDBG Resources</b>	<b>423,000</b>
<b>Total HOME Resources after set-asides funded:</b>	<b>129,107</b>
<b>Total HOME Expenditures</b>	
<b>Balance</b> (Leaves \$19,000 balance in HOME funds (\$94,000) to be reprogrammed, added to existing or reserved for new HOME project.)	

## **CITY OF GRESHAM ACTIVITIES**

### **1. Preliminary Description of Activities to be Undertaken**

Annually the City of Gresham publicly solicits applications for activities to be undertaken using available CDBG and HOME funds. In December, Gresham City Council, through a recommendation of the Community Development and Housing Committee, establishes eligible activities and sets funding targets, subject to funding availability. A workshop is held in early January (January 8, 2001), and applications are due in early February (February 1, 2001). The Community Development and Housing Committee and a Technical Assistance Panel review the applications. The CDHC holds a public hearing in March (March 5, 2001) and makes a recommendation to Council based on an evaluation of the written applications and the information garnered at the public hearing. Gresham City Council conducts a public hearing in May (May 1, 2001) and makes the final determination by approving submission of a final Action Plan to HUD.

The CDHC proposed the following allocations:

- **Housing:** \$749,878 in CDBG and HOME funds combined, 51.3% of total budget. Funds will be provided to a 70-unit assisted living project for the deaf and deaf/blind elderly, to a 6-unit apartment building for developmentally disabled adults, for approximately 10 shared appreciation mortgages under the Rockwood Homeownership Program, for continuation of Tenant Based Rental Assistance through HAP and three small rehab and accessibility programs, and for CHDO support. One housing proposal was not funded because it would have provided accessibility services already available through an existing program.
- **Public Facilities:** \$325,413 in CDBG funds, 22.2% of total budget. This includes funding for two Head Start facilities and reconstruction of a street associated with a housing project funded with HOME funds last year.
- **Public Services:** \$107,690 in CDBG funds, 7.4% of total budget. This includes continuation of five ongoing public services and funding for rent for a day center for a homeless family shelter that rotates among participating churches.
- **Administration:** \$209,902 in CDBG and HOME funds combined, 14.4% of total budget. Funds will be provided to support Gresham's share of HCDC costs and Portland's HOME administration costs, and Gresham's administration costs.
- **Contingency:** \$69,138 in CDBG and HOME funds combined, 4.7% of total budget. These funds are spent only if formally allocated to a specific project.

2. Amendment to Gresham's Housing and Community Development Plan, a part of the Portland/Gresham/Multnomah County Consolidated Plan

***Consistent with Gresham City Council approval of eligible activities for FY 2001-2002 on December 19, 2000, Section 5.8 of Gresham's Housing and Community Development Plan shall be amended by adding the following language to the existing section:***

### 5.8 Mixed Income Housing

Gresham also supports the use of its federal resources to assist with the construction of new mixed-income rental housing in areas of the City where a concentration of rental housing does not currently exist. The City prefers smaller projects that integrate well into the surrounding neighborhood. The intent is to provide a range of attractive affordable housing opportunities throughout the City.

## 3. Monitoring

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

- In an effort to assist applicants with addressing all the applicable federal regulations, the City provides a significant amount of information about relevant regulations in the funding application materials. While this information would not be sufficient for an applicant unfamiliar with the regulations, it does serve as a reminder to those who have some familiarity with the CDBG and HOME programs of the program and other requirements that they will have to meet if funded.
- As needed, the City meets with potential applicants to provide informal training on federal regulations and to answer any other questions that applicants may have concerning the application process. This is an opportunity to help applicants to shape their projects in a manner so that they conform to HUD guidelines.
- City staff reviews written applications to ensure general compliance with regulations at this early stage.
- If an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines how best to proceed with formalizing a contractual agreement. If the applicant is receiving funds for a service or project that they have completed successfully in a previous year, staff may simply send out a renewal contract with instructions on how to process it. If it is a new project of some complexity with a new partner, then staff may prepare checklists and have multiple meetings to ensure that the project is developed appropriately. Gresham staff provides considerable "up front" guidance on Davis Bacon, Uniform Relocation Act, Lead Paint and other related compliance issues.
- All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports be provided. Significant delays in reporting may result the City delaying payment of invoices until the required reports are provided.
- At least once during the year, the City sponsors an informal meeting for all public service and housing service providers to better coordinate services among agencies and to provide an informal forum for discussing any mutual interests or concerns. Typically, part of the meeting is spent discussion contractual requirements, such as potential revisions to the reporting forms.

- For all major housing projects for which the City provides funding for construction, the City assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor progress as well. This provides an additional level of project oversight by an individual with construction knowledge.
- The City of Gresham undertakes on-site monitoring of all projects completed in a particular year. This includes all public service projects. There are four parts to the review:
  - Program compliance
  - Project achievements
  - Financial and grant management systems (by the City's financial staff)
  - Regulatory compliance

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

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

#### **4. Rockwood Homeownership Program Requirements**

As indicated in the section above, the City of Gresham limits its homebuyer programs to the Rockwood area as part of an effort to increase homeownership in that neighborhood.

## **GEOGRAPHIC DISTRIBUTION**

### **HOME**

The HOME Investment Fund is divided among the jurisdictions in proportion to the low-income population within each jurisdiction.

#### ***Gresham***

HOME regulations require that the City of Gresham state in its Consolidated Plan Update annually the method that it intends to use to ensure that the benefit of the federal investment in its homebuyer programs accrue to low and moderate income households for the HUD-required affordability period (which is a minimum of 10 years for a subsidy of \$15,000 - \$40,000).

The primary method that the City of Gresham uses is the Shared Appreciation Mortgage (SAM), the provisions of which are modeled on the SAM pioneered by the Portland Development Commission. The SAM requires that, if the homebuyer chooses to sell her/his house or no longer live in it as her/his principal residence within 30 years of the house purchase, the

homebuyer must repay the principal amount of the SAM and also a share in the appreciation not to exceed 50%. The formula and definitions used to determine the amount of the adjusted appreciation are provided in the mortgage document itself and can be obtained by contacting the City of Gresham, Community Revitalization Program. The SAM is a form of recapturing the initial investment (plus a share in the appreciation) so that these funds can be provided to address other affordable housing needs in the future.

As indicated in the application materials, the City of Gresham will also consider models that use a resale restriction, such as a land trust or a form of a deed restriction or land covenant. In this option, a mechanism is provided that requires that the property be sold at an affordable price to an income-qualified buyer (80% MFI or less, as provided in the deed restriction or land covenant) for a specified number of years or in perpetuity. The City of Gresham will review proposals for resale provisions on a case-by-case basis to ensure compliance with HUD requirements.

***Multnomah County***

Projects have historically been located in both the incorporated and unincorporated areas of the Urban County. Partnerships with other jurisdictions have resulted in some project locations being outside the Urban County footprint but mandated to serve a proportionate number of eligible County residents.

***Portland***

The City of Portland's homeownership program, administered through PDC, is a city-wide program.

## **CDBG**

### ***Portland***

The City of Portland has targeted community development assistance since the beginning of the program in 1974. After each census, the City determined which neighborhoods met the federal guidelines as low/moderate-income neighborhoods. In the early years of community development, the City developed a plan to move through the eligible areas, beginning in North Portland. Through the 1970's, the City provided major infrastructure improvements to low/moderate-income North Portland neighborhoods. These areas were then "graduated" out of the program and the focus shifted to inner Northeast and Southeast. Through the early 1980s, the bulk of community development services were provided in these areas.

Major sections of Multnomah County, east of Portland, were annexed to the City during the 1980s. These areas were not served by the City's community development program because of the focus in inner Northeast and Southeast. In the early 1990s, the City began to move into outer Southeast Portland neighborhoods through its contribution to the development of the Outer Southeast Community Plan. The intent is to use this plan as a directional tool for providing services to this area. Work in this area continues.

Because inner Northeast Portland continues to have the highest concentration of low-income persons in the City, it may never fully graduate from the community development program.

Even with the level of targeting which has always existed in the City's community development efforts, it has become clear that the funds available are not adequate to make significant long-term change in these low/moderate-income neighborhoods. The City's Community Development Plan, prepared in 1994, identified the need for an even more targeted approach to providing community development services. It calls for an integrated approach to community improvement, addressing the range of needs rather than dealing with one problem at a time. This Plan recognized that quickly creating visible improvements would best stimulate private investment and build community momentum for continued positive change.

Many of the objectives of the Plan have been achieved, with an initial impetus from BHCD's programs, but with the lion's share of the credit due to the thriving local real estate. There are still pockets of poverty in Portland's neighborhoods, but not as many. A new problem— involuntary displacement—has emerged. Some long-time residents and local businesses have been and are being forced out of their neighborhoods by the sharp increase in rents. The BHCD has augmented its program of targeted neighborhood revitalization with stabilization tools to meet this new challenge.

### ***Gresham***

The City will limit homebuyer programs to the Central Rockwood area, as this area has the City's highest concentration of rental housing. The 1996 American Community Survey provides a rental rate of 74 percent (the highest in the City) for Census Tract 98.01, in the core of Rockwood. Between 1990 and 1996 these changes have occurred in the non-white population in the four Census Tracts that contain portions of the Central Rockwood area: the Hispanic population has grown by 184 percent, the Asian/Pacific Islander population has grown by 109

percent, and the Black population has remained relatively stable, with a 3 percent growth rate. While statistics are not available as documentation, the eastern European population (recent immigrants) has risen greatly in this area as well. The intent of the City's efforts is to provide stable homeownership opportunities in an area undergoing a significant amount of transition.

### ***Multnomah County***

Multnomah County continues to focus its community development funding in the program participating cities of Maywood Park, Fairview, Wood Village and Troutdale. Additionally, the Burlington Water District has qualified as an eligible area through surveying. The cities of Wood Village and Fairview will continue to attract the majority of projects as they are census qualified "target areas." Generally, the far-eastern reaches of the County do not qualify through the census as low- and moderate-income areas.

## **CONTINUUM OF CARE FOR HOMELESS PEOPLE<sup>3</sup>**

### **ACTIVITIES**

The following describes activities to be funded with HOME, Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and some other locally controlled funds. Multnomah County uses other sources of funds to fund activities, all of which may not be cited below. ESG funds are allocated in concert with the allocation of CDBG funds.

### **Addressing Emergency and Transitional Housing Needs of Homeless People**

#### ***Individuals***

Portland will continue to fund:

- two shelters for single adult men (Glisan Street and Clark Center)
  - a night shelter for single women (at Harbor Light)
  - Jean's Place which provides both shelter and transitional housing for women,
  - the Bridgeview and Royal Palm programs for persons who are chronically mentally ill, and
  - alcohol/drug free transitional housing at the Estate and Everett.
  - In addition to case management services, alcohol/drug intervention and employment will be funded for men in the Glisan Street Shelter and Clark Center.
- a. Providing shelter

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<sup>3</sup> The information in this section is from FY 2000/01. It will be updated before the April HCDC meeting.

- 2,500 individuals will receive shelter annually at facilities that provide clean and sober environments and link individuals to other needed services.
  - 500 individuals will receive emergency winter shelter.
- b. Assisting homeless individuals in obtaining and maintaining an income
- 1500 from shelters will be evaluated for employment or disability income annually
  - 400 of those will be linked to jobs
  - 50% of job placements will result in sustained employment 6-12 months following placement
- c. Assisting homeless individuals in accessing alcohol and drug treatment services
- 1000 from shelters will be evaluated for the need for alcohol and drug treatment annually
  - 500 from shelters will be linked to alcohol and drug treatment
  - 480 in transitional housing will be linked to alcohol and drug treatment annually
- d. Access to Mental Health Services
- 170 will receive housing/shelter linked to mental health services
  - 300 will receive street outreach services linked to mental health

Youth

Portland and Multnomah County will continue to fund services for homeless youth; including access and assessment, day services, night shelter, short-term housing, and service coordination/case management.

Activities

Access and assessment  
 Short term and crisis services  
 Transitional housing service  
 coordination/case management and day services  
 Transitional housing service  
 coordination/case management and day services

Provider

Salvation Army Greenhouse  
 Janus Youth Programs  
 Outside In  
  
 New Avenues for Youth

Families

Multnomah County is the coordinator and funder of services for families who are homeless. The homeless family service system currently funded through Multnomah County consists of the following:

- Night and Weekend Access: An initial telephone screening and access to vouchers are provided after usual business hours.

- **Motel Vouchers:** Access to immediate shelter for up to one month may be authorized through approximately 40 service providers. The current voucher program serves approximately 450 families per year.
- **Rent Assistance:** Time-limited subsidy for rent and deposits may be available to homeless households moving into permanent housing or to households at risk of losing their housing and becoming homeless.
- **Year-Round Shelter:** There are three year-round emergency shelter options available in the continuum of resources for homeless families.
- **Winter Shelter:** Three faith-based shelters, mostly volunteer -run, operate at night during the winter months, generally November through March. Guests of the various winter shelters also fund a day shelter for this time period for use.
- **Community/Scattered Site Transitional Housing:** Housing units that are located in apartments or houses throughout the community are accessed through the Homeless Family Service Providers. There are 83 units of scattered site throughout the community.
- **Facility-Based Transitional Housing:** This refers to transitional housing units located together in one building or complex and operated as a program. Currently three facilities, with a total of 53 units, serve homeless families.
- **Assessment, Case Management:** community based not for profit agencies provide a menu of service options to reflect and support family diversity, including linkages to other services and systems.

Gresham and Multnomah County CDBG both fund a number of scattered-site and facility-based transitional housing programs operated by service providers in East Multnomah County and Gresham. Additional funds are expected to be received from the federal McKinney Supportive Housing Program and from the State.

The County's Division of Community Programs and Partnerships (DCPP) within the Department of Community and Family Services recently completed a five-year plan, ("Homeless Families Plan for Multnomah County: Five Year Roadmap for Services Development") of recommended services and policy development for families. It is anticipated that implementation of this plan will begin in fiscal year 2001/2002.

### *Domestic Violence*

Multnomah County will continue funding housing and services for survivors of domestic violence. Bradley Angle, Raphael House, the West Women's Shelter, the YWCA, Volunteers of America, Council for Prostitution Alternatives, and El Programa Hispano of Catholic Charities provide emergency and transitional shelter services for survivors of domestic violence. The first three facilities receive HUD McKinney funds for transitional

housing and services. Additional funding comes from the County general fund, the State, and private funding from foundations and donations.

#### Emergency Vouchers

Portland, Gresham and Multnomah County will continue to provide funds for emergency housing vouchers for individuals and other households in need. These vouchers are administered through Multnomah County's Clearinghouse.

### **Preventing Low-Income Individuals and Families from Becoming Homeless**

All three jurisdictions will continue to fund rent assistance and assistance with move-in costs to households at risk of losing their permanent housing and to homeless households to facilitate their accessing and stabilizing in permanent housing. The jurisdictions each allocate HOME funds for the rent assistance program operated by the Housing Authority of Portland (HAP). Portland also uses PILOT funds for a program operated by Multnomah County. Multnomah County uses FEMA, HUD Supportive Housing Program and County general funds for emergency housing vouchers, transitional housing and rent assistance.

Portland will contract with the Northwest Pilot Project for prevention/stabilization services for seniors. Homeless prevention will also be done at the Glisan Street Community Service Center.

### **Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living**

- *640 individuals in shelters will move into transitional and permanent housing annually*
- *325 individuals in transitional housing will move into stable housing annually*
- *700 individuals not in shelters but who are homeless or losing their housing within one week will receive assistance to obtain or stabilize housing*
- *50% of housing placements/interventions with single individuals will result in housing stability 6-12 months following placement*

## **MCKINNEY HOMELESS ASSISTANCE**

Two competitive federal McKinney programs, Shelter Plus Care and the Supportive Housing Program, provide over \$5,000,000 annually to projects serving homeless people within Portland/Multnomah County. The funding commitment from HUD varies from one to five years. At the end of the grant award, sponsors of projects may reapply. Last year this community submitted a request to HUD for \$5.6 million, which included requests to renew all existing projects and funding for three new projects. Eight renewal projects were awarded nearly \$3.8 million over a period of one to three years.

While nearly \$8 million would be needed to renew all projects expiring in 2001 for 3 years, the community's preliminary share of funding through this year's Consolidated Application for Homeless Assistance (through HUD) is \$3,380,790. After applications are submitted to HUD, HUD will adjust this amount based on a community's renewal needs and will redistribute the amount not awarded to other communities.

The Advisory Committee on Homeless Issues (ACHI), a committee of the Housing and Community Development Commission (HCDC), adopted criteria by which to judge the applications, reviewed and prioritized them, and recommended funding amounts and the number of years for each project. An application was not submitted for an existing project, another applicant withdrew, a few projects requested fewer funds, and no one submitted an application for a new project. This has reduced the total request to \$7 million. Included in this request is a renewal project, the Domestic Violence Partnership, which the providers of domestic violence recommended as a low priority. It was assigned the lowest priority and is not expected to be funded.

ACHI's basic recommendations were to fund each project at the requested amount for at least one year, and secondly to maximize the total that HUD is likely to award. Additionally, the committee decided to move toward a two-year funding cycle; that is, have one half of the existing projects expire every year. This may take another two years to accomplish. If this occurs, applicants will have more predictability about funding. The number of years that a project will request funding is based on several considerations: the application's rating score, the amount requested, and achieving maximum funding from HUD.

Three renewal projects for families were reconfigured into two applications, with total annual funding reduced by \$100,000. After ACHI made its recommendations, it was learned that HUD would not permit this restructuring. If HUD is to continue funding these activities, three applications must be submitted.

After a discussion of options with City, County, and HCDC staff, the Co-chairs of ACHI presented HCDC an option that follows ACHI's recommendations very closely. The first 10 projects mirror ACHI's recommendations: each project is funded at the requested amount; no change was made in ranking; and no change was made in the number of years. The major change is that the third family project, Family Wages, is proposed as priority 11 and for one year. The activities in this project previously were included in the two applications, which ACHI approved for two years.

HCDC approved the revision to ACHI's recommendation. It is found in Table 7-2. HCDC will forward its recommendation to the three jurisdictions.

The application will be submitted to HUD by May 31. It is expected that the eight renewal projects will receive at least \$4.6 million in HUD McKinney funds.

**TABLE 3. MCKINNEY PROJECTS EXPIRING IN YEAR 2002  
(CONSOLIDATED APPLICATION TO HUD FOR HOMELESS ASSISTANCE)**

Applicant	Project Sponsor/ Project Name	Numeric Priority	*Requested Project Amount	Program (Check only one)				
				SHP new	SHP renew	S+C new	S+C renew	SRO new
Developmental Disabilities Services, Multnomah County	Permanent Housing Project /S Plus C	1	\$500,000			X		
Youth Services Consortium	Home Safe (pregnant/parenting teens))	2	545,108		X			
Central City Concern	Sunrise Place	3	222,080		X			
Multnomah County	Turning Point	4	510,708		X			
Central City Concern	Alcohol/Drug Free Housing	5	321,206		X			
Multnomah County	Domestic Violence Leasing Services	6	599,114		X			
Unity	Royal Palm *	7	1,469,105		X			
Network Behavioral HealthCare, Inc.	Permanent Housing Project/ S Plus C	8	500,000			X		
<b>TOTAL AMOUNT REQUESTED</b>			<b>\$4,667,321</b>					

## ADDRESSING THE SPECIAL NEEDS OF PERSONS WHO ARE NOT HOMELESS

### NON-HOMELESS PERSONS WITH SPECIAL NEEDS

Many persons in each of the special needs categories, regardless of the "special" need, share certain characteristics. Many have permanent conditions that affect their self-care capacity and often limit their mobility. Large numbers are extremely low-income individuals. Due to poverty and disability, individuals without a strong support system are extremely vulnerable to

homelessness and some to institutionalization. Many with "special needs" require support services to both access and maintain housing.

## NUMBER OF PERSONS WITH DISABILITIES

According to the 1996 American Community Survey, 6 percent (37,912) of the total population of Multnomah County are people between 16 to 64 years of age who have a significant physical or mental disability. These disabilities fall in six categories:

- one or more functional limitations 28,352
- vision impairments 10,395
- difficulties hearing 9,378
- problems with mobility 15,596
- disability makes it difficult for person to go outside alone 10,988
- disability prevents person from working 18,576

Some people have multiple disabilities. Since the term "disabilities" does not have a clear universal definition, there are people with disabilities not represented in these figures. Children under 16 years of age, and seniors aged 65 and older, are also not included.

## POVERTY: INCOME AND HOUSING COSTS

Unless they have another source of income, most individuals with a disability rely on support from programs administered by the Social Security Administration, such as SSD and SSDI. According to a 1996 Social Security Administration Report, Supplemental Security Income (SSI) is the primary source of income for approximately 14,500 persons residing in Multnomah County. Currently, the SSI benefit ranges from \$512 monthly (\$6,144 annually), or just under 17 percent of the Area Median Income for a household of one. The SSDI benefit may be as high as \$917 monthly (\$11,004 annually), or just under 30% percent of the 2000 Area Median Income for a household of one.

Throughout this *Plan*, we measure affordability the same way HUD does, as housing and utilities that together cost no more than 30 percent of a household's income. Affordable rent for a person receiving SSI is approximately \$150 a month. Given that the fair market rent for a studio unit in the Portland-Vancouver MSA is \$463, a renter with a disability will commonly have to pay from 60 to 90 percent of household income on housing.

TABLE 4-4. RENT AS A PERCENTAGE OF INCOME

Rent and Utility Levels	Monthly Rent for Studio Units	Rent as % of SSI Income (\$512)
Affordable Rent	\$154	30%
Fair Market Rent	\$463*	90%

Source: HUD approved Fair Market Rents (FMR), effective 10-99

Note: FMR includes cost of utilities.



## **PEOPLE WITH PHYSICAL DISABILITIES**

### ***THE ROLE OF MULTNOMAH COUNTY AGING AND DISABILITY SERVICE (ADS)***

In 1997, the State of Oregon's Senior and Disabled Services Division (SDSD) transferred to Multnomah County Aging and Disability Service (ADS) the responsibility for case management, food stamp, and Medicaid services for people with disabilities up to 64 years of age. ADS serves 15,231 people, which is about 40 percent of the total population with disabilities in the County. Within this population there are physical, mental, and developmental disabilities, and many people with multiple disabilities.

Through the community-based care system 1,193 clients receive case managed caregiver services in their home. There are 13,206 clients with disabilities out in the community receiving only minimal case management and not in immediate need of services.

### ***HOUSING AND CARE CHALLENGES***

Many clients living in licensed facilities could move into their own apartments if there were more affordable, accessible housing available and more caregivers. Compounding this problem is the challenge of attracting the necessary caregivers to make the move to community settings feasible. Under the current system of reimbursement, caregivers are paid an average of \$8.00/hr and are often just above 30 percent of median income and in need of affordable housing themselves.

The household budgets of many people with disabilities are currently low enough to make apartment rental very difficult. The majority of ADS clients with disabilities have incomes at 30 percent or less of median family income (less than \$14,880). The inability to afford rental housing contributes to the number of people with disabilities forced to live in unacceptable situations: garages; basements; doubled-up in a friend's or relative's home where they are not wanted; doubled up in second-floor apartments with no elevator for their wheelchair. For the mobility-impaired individual, finding accessible apartments compounds the difficulties.

There is an incontestable shortage of suitable apartments for this population.

### ***PROGRAMS***

There are several initiatives in the Portland area aimed at assisting low-income people and/or people with disabilities that make affordable and accessible community housing a reality for this population.

- Adapt-A-Home, a program of a non-profit organization, Unlimited Choices, makes physical accessibility improvements for elderly and people with a disability so they can remain in their homes. All three jurisdictions help fund these modifications.

- The Housing Authority of Portland administers 5,339 Section 8 vouchers. People with a disability were designated 837 of these. In low-rent public housing there are a total of 2,633 units that house 1,883 households. There is no data on how many of these households include a person with a disability.
- HUD's 811 Housing Program for people with disabilities is intended to ensure that no resident pays more than 30 percent of household income for rent. In the County, there are 21 such projects, providing 283 subsidized units.
- There are 64 buildings in the County with project-based Section 8 assistance. Seven percent of the units are for physical disabilities. Of this 7 percent, approximately 2 percent are for people with vision impairments and 5 percent for those with other disabilities.
- HAP/Medicaid has continued to support the Congregate Housing Service Program (CHSP) which provides meals and services to people with disabilities in four buildings who need assistance to remain in their apartments. In one building, HAP partners with ADS to operate a shared attendant project. Six residents receive caregiver services by a provider who lives in the building.
- ADS partnered with a nonprofit housing developer and the Portland Development Commission to create innovative, accessible, affordable housing that was designed using ideas from focus groups of people with disabilities. The Pine Point project is in the funding process and if it is fully funded will include two onsite caregiver apartments, a job training and abilities center, and full accessibility.
- ADS initiated an Emergency Housing Assistance Fund with County General Funds. These funds have been spent to prevent people with disabilities from losing their permanent housing. The request for these funds has steadily increased.
- Gresham plans to use FY 2001-02 HOME funds to assist with the development of a 70-unit assisted living facility for the deaf and deaf/blind elderly.
- Gresham sets aside 10% of the units under the Rockwood Homeownership Program to assist persons with physical/mental disabilities and has used some of its developer-initiated program funds to build accessible home for first-time home buyers.

Even with these successful efforts, there are fewer than 1,400 federally subsidized units for people with disabilities. As of July 1, 1999, 2,100 one-person households were on the waiting list for the Housing Authority of Portland's low-rent public housing. Many of these people are disabled. Three out of four people with a disability are not in subsidized housing although their income would qualify them.

## PERSONS WITH PSYCHIATRIC DISABILITIES

It is estimated that 1 in 14 Americans will experience a serious mental illness such as schizophrenia, manic depression or major depression at some point during their life. Today, medications and other treatments are available that effectively control the symptoms of most mental illnesses. Persons with "psychiatric disabilities" include individuals whose serious mental illness also limits their ability to perform some activities of daily living. In Oregon, about 49,000 persons have psychiatric disabilities. Most live successfully in the community. Some require support services ranging from assistance with independent living activities to special residential programs.<sup>4</sup>

Up to 14,639 persons with psychiatric disabilities are estimated to reside in Multnomah County. Of these, about 70 percent (10,469) received state-funded services in 1998-99. Persons with psychiatric disabilities are a population of very low-income individuals with a high degree of need for very low cost housing.

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<sup>4</sup> Memo from Vicki Skryha, State of Oregon Office of Mental Health Services, November 8, 1999.

## **NEEDS AND GAPS FOR PEOPLE WITH MENTAL ILLNESS**

Like other members of the general population, most chronically mentally ill adults meet—or could meet—their residential needs in totally independent settings.

In most cases, the extreme poverty of this sub-population forces them to live in substandard conditions or to depend on rent subsidies. Estimates are that 75 percent or 7,823 mentally ill adults receiving services in Multnomah County need a rent subsidy.<sup>5</sup> Nearly 3,000 of these need a specialized housing program.

The mental health system has no one body which is responsible for the delivery of either residential or treatment services. Roles are shared with the State, Multnomah County, and a number of community sub-contractors. The County's Adult Behavioral Health Division employs three community care coordinators and four residential specialists to facilitate the transition of persons from State hospital and acute care beds into the community.

Since early 1999, State and County service providers have met to review the mental health delivery system. To date, the group has identified gaps within the current system that warrant further examination and collaboration aimed at resolution. Especially notable are:

- Significant loss of low income/affordable housing within the County.
- "Cost shifting" among State and County agencies competing for limited service dollars.
- The difficulties of housing and serving persons with a psychiatric disability who
  - are aged 18-25
  - abuse substances
  - have a developmental disability
  - are involved in the criminal justice system
  - are physically compromised.

Service "gaps" continue to widen as persons are discharged from an overcrowded State hospital system and forced to move into a community ill-prepared to meet their specific needs.

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<sup>5</sup> Data on need are from the State of Oregon Office of Mental Health Services, September 1999.

## **CURRENT RESIDENTIAL OPTIONS**

Though inadequate to meet the need, residential options for this special population group within Multnomah County are designed to offer a range of both neighborhood and service choice. Residential services include both long-term and short-term residential options. The long-term options fall into three general categories: (1) supported housing, (2) structured residential programs, and (3) specialized residential services.

**Supported housing** consists of services that assist consumers with finding and maintaining decent and affordable community housing. These programs generally help consumers to acquire independent living skills and provide supportive counseling that enables consumers to cope with challenges that may arise from one day to the next. Some supported housing programs serve consumers who live in the same apartment complex. The level of service can vary from daily contact with individuals to monthly supportive visits once a consumer's housing situation has stabilized. This is a flexible category of residential support. It is no longer funded as a discrete, "one size fits all" service; rather, local mental health programs use their allocation of adult mental health service dollars to finance a program of supported housing services that corresponds to local consumers' needs. Approximately 400 mentally ill adults receive supportive housing services in Multnomah County. Referrals to supported housing services are generally made through a case manager at a local Community Mental Health Program. The cost of providing these services ranges between \$3,000 and \$ 20,000 per person per year.

**Structured residential programs** include (a) residential treatment facilities, (b) residential treatment homes, and (c) adult foster care homes.

- *Residential Treatment Facilities* serve 6 or more residents and have rotated staffing patterns. Cost range: \$5,651 to \$18,516 per person per year. Multnomah County Beds: 196
- *Residential Treatment Homes* serve 5 residents and have a rotated staffing pattern. Cost range: \$5,654 to \$22,225 per person per year. Multnomah County Beds: 15.
- *Adult Foster Homes* serve up to 5 residents in family-style homes. The owner-provider or a resident manager resides in the home. Cost average: \$9,456 per person per year. Multnomah County Contracted Beds: 80

These settings provide 24-hour care in a homelike environment. In all of these programs, residents have individualized plans of care. The State Office of Mental Health Services licenses all residential treatment facilities and treatment homes. In Multnomah County, Adult Foster Care Homes are licensed through the Adult Care Home Program in partnership with the Adult Behavioral Health Program.

A room and board payment is paid to the residential provider by each resident. The actual amount is based on the resident's source of income. That monthly rate for SSI recipients is currently \$400, while General Assistance (GA) recipients pay \$280. In addition to the room and board payment, providers receive payment for services rendered within their residential program. The amount of the service payment is based on schedules developed by the State. Referrals to structured residential programs are generally initiated by hospital social workers or other mental health professionals in concert with three residential specialists employed by Multnomah County's Adult Behavioral Health Division. Cost range: \$500 - \$1500 per person per month.

**Specialized Residential Services** include those programs developed to provide intensive services to individuals whose special needs cannot be met in traditional community residential settings. Though most specialized programs begin with a model of structured residential care, they come with built-in enhancements designed to meet the specific need of potential residents. Enhancements may be in the form of building and landscape design and may include such things as ramps, fences, and shatterproof windows. Enhancements may also be seen in the numbers of staff per shift and/or in building staff credentials, such as expected expertise in substance abuse treatment. Examples of specialized residential services within Multnomah County include:

- Glisan Street, an intensive group home for persons discharged from a state psychiatric hospital, and who share a history of substance abuse problems;
- Faulkner Place, a locked residential treatment facility for persons with histories that include self-injury or assaultiveness; and
- Fifteen beds in different and self-contained sites specifically contracted to serve the needs of persons released into the community and under the jurisdiction of the Psychiatric Security Review Board.

Additionally, and in partnership with other community and state housing programs, the residential needs of 47 mentally ill adults are met. These partnerships represent a mutual sharing of treatment and/or housing resource. Generally, referrals to specialized residential programs come with a caveat that calls for approval from all vested interests. Combined, contracted specialized residential beds serve a total of 103 persons. The cost range: \$12,000 - \$78,000 per person per year.

**Other Long-Term Residential Options** offer room and board in exchange for a fee in a variety of boarding homes, in addition to the state-funded residential programs just described. "Room and board" homes are generally operated by private, proprietary establishments and are not licensed. State law specifies that such establishments serving persons who are elderly or disabled must register with the Senior and Disabled Services Division. In Multnomah County, such registration is through the Adult Care Home Program. Per that program's August 1999 registry, 122 room and board beds are currently dedicated to serving the needs of persons with a chronic mental illness. In addition, persons with a mental illness who become homeless utilize shelters and other residential programs for homeless people.

**Crisis and Respite Housing** is a category of residential service that has developed over the past decade. These programs provide short-term housing for persons with mental illness who are

experiencing a mental health or housing crisis. Crisis and respite housing is sometimes used in place of acute psychiatric hospitalization when a consumer needs a supportive setting but shows no evidence of medical complications. This type of housing can also be used to assist consumers transitioning from a psychiatric hospital to community living. In Multnomah County, crisis respite is offered through the Crisis Triage Center where 15 beds are reserved for that use. Payment is based on an individual's insurance coverage. Cost range: \$297 - \$350 per day.

Additionally, some agencies have reserved "a bed or two" within their own system for the use of their clients. Those beds are not specifically contracted or funded through the County's Adult Behavioral Health Program.

## PERSONS WITH A DEVELOPMENTAL DISABILITY

Persons with developmental disabilities include those with mental retardation, autism, cerebral palsy, epilepsy, or other neurologically handicapping conditions attained before the age of 22. The estimated total number of persons in Multnomah County with a developmental disability is 19,250 (3 percent of the total population). To qualify for state-funded services, persons with a developmental disability must have a composite I.Q. score of 70 or less.

The Multnomah County Department of Community and Family Services Developmental Disability Division (DCFS/DDD) provides case management for approximately 3,000 persons of all ages; approximately 900 are adults with unmet housing needs. Of the 3,000 served by the County:

- Six hundred-fifty (650) are adults in some type of supported or structured living situation, ranging from semi-independent living to group homes or adult foster care.
- Over 400 are high school transition students (ages 15 through 22) in a variety of family type supports.
- One thousand fifty (1,050) are children. This is a mixed group with many living at home. The County provides support to the whole family when appropriate.
- Approximately nine-hundred (900) are adults with unmet housing needs. Of these 900, it is estimated that 250 are underhoused adults who are dependent on informal support and subsistence from neighbors, friends, or family. Many of the remaining 650 are in dire need of adaptable housing units and assisted living services.

## EMERGENCY SERVICES

While the DCFS/DDD refers a substantial number of consumers to the Housing Authority's priority housing programs, most emergency housing crises (other than that for state diversion funded persons) are handled with limited funds available through a clearinghouse operated by Multnomah County. Disability accommodation for both individuals and families often requires the privacy and space that only motels and private rooms can afford. At this point there are no totally accessible shelters able to accommodate families with members experiencing a developmental disability.

Since many individuals with developmental disabilities are nonverbal, unable to read, or have other communication disorders, caseworkers contact other service providers on behalf of clients or their families. Caseworkers typically handle a caseload of 90 + clients at any one time.

Services for developmentally disabled persons provided through the Multnomah County Developmental Disabilities Program, include case management, referrals, and other activities that help those with developmental disabilities access numerous community resources and also find affordable housing which meets safety, transportation, and adaptation needs.

### ***THOSE NOT SERVED BY MULTNOMAH COUNTY***

The estimated 16,250 other persons with a developmental disability are either served by a mix of Aging and Disabled Services, the ARC of Multnomah County, the Independent Living Center, a variety of other agencies and non-profits, or are not receiving services by choice, or lack of information, advocacy, or resources.

## **PERSONS IN RECOVERY**

The substance abusing population has a high risk of homelessness due to the progression of their addictions and unstable behaviors. Often the precipitating factor in homelessness for this population is a substance abuse episode leading to eviction from housing or being asked to leave a family situation.

Because of the nature of chemical dependency, jobs, driver's licenses, house payments, marriages, nuclear families child support payments, credit cards, and family relationships are increasingly vulnerable. Eventually chemical dependency, if not successfully treated, can result in a loss of these connections resulting in an inability to maintain housing, the family system and other serious health and social problems.

The availability of an accessible continuum of care is the cornerstone of effective recovery for persons with substance abuse. The three elements of the continuum of care are:

- accessible, culturally-specific treatment and aftercare coupled with adequate wrap around services;
- affordable, appropriate alcohol-free and drug-free housing; and
- meaningful employment.

### ***NEED FOR PERMANENT SUPPORTIVE HOUSING***

As individuals and families progress in their recovery and treatment, the need for supportive housing continues for most people. Long periods of stable supportive housing have a positive effect on individual recovery efforts well past the time of active participation in outpatient treatment. The need for a permanent supportive living environment may continue indefinitely for some individuals. Multnomah County conservatively needs at least 1,000 additional family units and 1,200 additional units of housing for single adults to have a continuum of recovery that is accessible and effective. Among the most critical needs is housing that is supportive of recovery and treatment. The lack of affordable housing impacts both treatment and recovery.

The need for supportive housing that is drug-free and alcohol-free is most acute for homeless and low-income persons and families if treatment for these individuals is to be effective and lasting.

It is estimated that approximately 70 percent of homeless single adults and 50 percent of the homeless families need alcohol and drug treatment. Based on the current numbers of homeless people, a minimum of 764 homeless individuals and 245 homeless families are in need of affordable alcohol-free and drug-free housing as part of the continuum of recovery.

Between 1993-1994 and 1997-1998, the number of treatment episodes attributed to "homeless" adult clients increased from 2,050 to 3,003 (50%). In 1999-2000, the number of treatment episodes jumped 20% to 3,698.. Supportive housing which is alcohol-free and drug-free is essential if these individuals and families are to maintain clean and sober living.

Thirty months is the estimated length of time needed for a homeless person who is chemically dependent to attain self-sufficiency. This means that stock of affordable alcohol and drug-free housing will have to be far larger than the number of households entering treatment each year to allow for the 2½ year initial recovery period needed for self-sufficiency.

- Treatment. It is estimated that a portion of clients served in residential treatment could function in intensive outpatient services if appropriate drug-free housing options were available and could be coupled with the outpatient treatment. By providing more drug-free housing options, residential treatment stays could be shortened and more persons served. The need for alcohol-free and drug-free housing to reduce the length of stay in residential treatment and as an alternative to residential treatment for some clients is estimated to be in excess of 150 units.
- Recovery. The need for drug-free housing options crosses all populations and persons with "special needs." For long-term recovery to be successful appropriate housing at several points in the continuum must be available. The service gap is especially critical for persons and families with multiple service needs. The more service needs that are present in a household (e.g., alcohol and drug, physical or mental health disabilities, AIDS and related diseases, domestic violence), the more critical the need for safe, affordable, and stable housing.

The housing needed for both treatment and recovery requires a range of management and supportive services from a high level of on-site management (for treatment and early recovery) to self-management of permanent housing (such as Oxford houses).

### **INVENTORY OF ALCOHOL/DRUG-FREE HOUSING**

The alcohol/drug-free housing system currently includes:

- 412 permanent housing units for single men and women and 24 Oxford houses;
- 66 units of permanent housing for families and two Oxford houses;
- 337 transitional housing units for singles; and
- 46 transitional units for families.

## ***ADULTS WHO ARE COMMUNITY JUSTICE CLIENTS***

There are over 11,000 corrections clients in Portland/Multnomah County who are under the supervision of Multnomah County Adult Community Justice (ACJ). Thirty percent of these persons are on parole from the State system, while 68 percent who have been in the County system are on probation. Another 2 percent are on conditional discharge/diversion.

### **Those On Post-Prison Supervision or Parole**

Every offender released from the institution must complete a release plan including a housing plan. Of the approximately 200 offenders released on parole monthly, between 85 and 120 need housing and/or transitional services upon re-entry into Multnomah County due to lack of family support and/or resources. Adult Community Justice provides emergency housing for 51 clients per month who are released from prison.

- The cost to maintain an offender at the Portland Justice Center is \$105 per day.
- The cost to maintain an offender in the State prison system is \$55 per day.
- The cost to live in a studio or Single Room Occupancy unit is \$10 per day.

### **Needs/Barriers**

The State and County have allocated limited funds to help offenders transition into permanent housing. Upon release from the institution, offenders are given a \$25 check for incidentals.

The following are the chief barriers that offenders face:

- 75 to 80 percent use or have used an illegal substance (data from random drug tests)
- Lack of education and job skills
- A criminal record
- Many offenders are unable to maintain employment due to the lack of safe and secure housing.

Criminal history in itself is a key barrier for offenders accessing safe, secure, and affordable housing. Even if an ex-offender has the ability to pay rent, a tenant background check by the landlord often screens out the ex-offender. Additionally, without the benefit of transitional housing, it is almost impossible for an offender to work on obtaining the necessary credit and rent payment history necessary to live independently and maintain permanent housing.

For recently released offenders, a return to the environment where they were previous to incarceration will more often than not provide the opportunity for the offender to relapse and/or participate in criminal activity.

These individuals are at high risk of homelessness and recidivism. Affordable housing, and for some, supportive housing that is drug-, alcohol- and crime-free is critical if treatment and services are to be effective in assisting the offender to integrate successfully into the community.

## PERSONS LIVING WITH HIV/AIDS

### HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Housing Opportunities for Persons with AIDS (HOPWA), a program of the US Department of Housing and Urban Development (HUD), provides funding for housing and housing-related services for people living with HIV/AIDS and their families. Eligible Metropolitan Statistical Areas (EMSA) and states receive direct allocations of HOPWA funding when 1,500 cumulative cases of AIDS are diagnosed in a region. The Portland EMSA is comprised of Clackamas, Columbia, Multnomah, Washington and Yamhill Counties, Oregon, and Clark County, Washington. The City of Portland has received and administered HOPWA funding for the Portland EMSA annually since 1994, and has been awarded an allocation of \$880,000 for FY 2001-2002.

On behalf of the community and upon recommendation from the City of Portland, the Bureau of Housing and Community Development (BHCD) hired AIDS Housing of Washington (AHW) in July 1999. AHW facilitated a community-based needs assessment and planning process and developed an HIV/AIDS housing plan for the Portland EMSA that will guide HOPWA allocations during the fiscal years 2000-2005. The Plan, published in April 2000, comprehensively documents the state of housing need for PLWH/A and sets out strategies to address them. Pursuant to Portland EMSA HIV/AIDS Housing Plan and under the guidelines of the Portland EMA HIV Housing Committee, the following activities and outcomes are anticipated.

Table A  
Housing for PLWH/A 2001-02

Activity/Service Area	HOPWA Funds Allocated	Provider	Anticipated Outcomes
Transitional Housing: Multnomah, Clackamas, Washington and Yamhill Counties	\$187,865	Cascade AIDS Project (CAP)	12-15 homeless households living with HIV/AIDS will be provided with transitional housing vouchers and case management directed toward moving to stable permanent housing in 12-18 months

## **FAIR HOUSING**

The three jurisdictions completed an *Analysis of Impediments to Fair Housing* in May 1996, and identified strategies to address these impediments. Some of the actions that are key to addressing fair housing issues must be taken on a metropolitan-wide basis—not just within the boundaries of Multnomah County.

The City of Portland has conducted on a planning process that has established a continuum of needed housing services for individuals and families. The Fair Housing section of this continuum currently includes Fair Housing Enforcement, a Landlord Tenant Fair Housing Hotline, Fair Housing Education, Legal Services for victims of fair housing violations and services to increase the supply of accessible housing.

The continuum planning process involved all regional stakeholders and developed findings and recommendations that dovetail with the needs assessment and strategies set out in the the *Five Year Consolidated Plan 2000-2005* and in the *Analysis of the \_\_\_\_\_*.

The City of Portland plans to fund the following fair housing activities:

Fair Housing Enforcement – Legal Assistance	\$42,206 <i>CDBG</i>
Fair Housing Prevention, Education, Coordination	\$16,909 <i>CDBG</i>
Fair Housing – Protected Class Testing and Enforcement	\$11,510 <i>City Gen Fund</i>
Fair Housing – Enforcement of City of Portland Ordinance	\$19,208 <i>City Gen Fund</i>
Adapt-A-Home	\$153,000 <i>CDBG</i>
Renter Stabilization and Education Program	\$38,300 <i>CDBG</i>
Homebuyer and Homeowner Counseling	\$103,180 <i>CDBG</i>

The City of Gresham plans to fund the following fair housing activities:

Legal Services	\$3,991
<i>Fair Housing Legal Assistance</i>	
Unlimited Choices	\$80,000
<i>Adapt-A-Home Program</i>	
Fair Housing Council	\$250
<i>Fair Housing Information</i>	
Set Aside Under Rockwood Homeownership Program	\$30,000
<i>10% of Shared Appreciation Mortgages</i>	

Multnomah County will fund 2001-2002 Fair Housing Activities as follows:

Legal Aid	
<i>Fair Housing Legal Assistance</i>	\$7,500
<i>Housing Assistance Project</i>	\$3,417
Unlimited Choices	\$65,000
<i>Adapt-A-Home Program</i>	
Fair Housing Council and Community Alliance of Tenants	\$2,600
<i>Fair Housing Information</i>	

## OTHER ACTIONS

### A. Addressing Obstacles to Meeting Under-served Needs

#### Regional Efforts

As a means to distribute affordable housing opportunities throughout the Metro area, the Metropolitan Service District adopted a Regional Affordable Housing Strategy. Metro's Affordable Housing Technical Advisory Committee (HTAC), consisting of a broadly representative body of local elected officials and staff, housing advocates, and industry representatives is expected to work on implementation of this strategy in 2001-2002. This year, HTAC will also continue to work on regional funding strategies.

#### Portland Development Commission (PDC) Activities

The PDC, Portland's primary housing and economic development and urban renewal agency, has a substantial role in implementing the adopted Portland City Housing Policy. The PDC Five-Year Plan includes a concerted focus of identifying and addressing the housing needs of Urban Renewal Districts. Housing components of new districts (Lents, River District, N. Macadam) and districts in planning (N. Interstate, Gateway) provide financing for an array of affordable housing types. The current Five-Year Plan, which covers the period from 2000-2005, includes \$139 million to assist 6000-9000 units.

#### Housing for Persons with Special Needs:

Portland and Multnomah County will undertake strategic planning designed to increase the short and long-term development of rental housing for low-income residents living with mental illness. The anticipated outcomes of this planning effort include:

- A plan to add 100 units of housing for persons living with mental illness to the existing affordable housing inventory in the next three years.
- A realignment of local funding streams to better insert new housing development that is paired with services.
- The establishment of a permanent subcommittee of HCDC to plan and evaluate the special needs housing delivery system.

### B. Fostering and Maintaining Affordable Housing

### Affordable Housing Preservation Program

In November 1998, Portland adopted an Affordable Housing Preservation ordinance to address the threatened loss of properties with project-based Section 8 assistance. The strategy is to require notification to the City and to tenants when owners intend to opt out of the Section 8 contracts so that the City could attempt to acquire the property and preserve the contract. The 1999 State Legislature adopted a bill (HB2636) limiting the types of strategies that local governments can employ for this purpose. The City ordinance has been amended to bring it into conformance with the State law.

Since the passage of Portland's preservation ordinance, five properties (Biltmore, Park Terrace, The Oak, Kenilworth, and the Fairfield) with 415 units, have been acquired. Negotiations for one additional property is underway (50units).

The City declined to acquire the 39 unit Western Rooms, but is providing relocation assistance for the residents.

## **C. Removing Barriers to Affordable Housing**

### System Development Charge Exemptions

With the adoption of Systems Development Charges (SDCs) to help fund parks and transportation improvements, the City of Portland extends the exemption to both nonprofit and for-profit developers of affordable housing.

## **D. Developing the Institutional Structure**

### Gresham

On a quarterly basis, Gresham City Council holds joint meetings with the Planning Commission, the Transportation System Citizen Advisory Committee, and the chair and vice-chair of Gresham's Community Development and Housing Committee. Since this was instituted in 1998, the visibility of HUD resources in Gresham has been elevated and policy makers have been afforded with an opportunity to have more information concerning housing and community development needs and strategies.

### Continuing Role of the Housing and Community Development Commission (HCDC)

The Countywide HCDC continues its role as an inter-jurisdictional policy recommendation body representing the Cities of Gresham, Portland, and Multnomah County. This body was key in promoting the 60-year affordability requirement for projects receiving local subsidies. An HCDC sub-committee known as the Housing Evaluation Group (HEG) received new authority in 1999 from the Portland City Council to review how all City housing resources are spent, and to evaluate whether these resources are invested in a way that furthers the *Plan* as well as the City's duly adopted Housing Policy. Thus, for the first time, HCDC has the authority to track how Tax Increment Financing funds dedicated to housing in Urban Renewal Districts are spent. HCDC's Advisory Committee on Homeless Issues (ACHI) is responsible for overseeing the Continuum of Care for Homeless People, as well as recommending priorities and funding for projects in HUD's annual national competition for McKinney funds. ACHI will also take on the evaluation of the various rent-assistance

programs currently offered. HCDC's Issues and Research Committee has been dissolved. A new HCDC sub-committee, the Home Ownership Advisory Committee will review and recommend policy for the City of Portland's home ownership assistance programs and will monitor the outcomes of these programs annually.

#### **E. Evaluating and Reducing Lead-Based Paint Hazards**

The City of Portland Bureau of Housing and Community Development, the Multnomah County Health Division, and the Portland Development Commission continue their partnership in the Portland Lead Hazard Control Program, funded by a grant from the U.S. Department of Housing and Urban Development. This program provides lead hazard control activities and blood lead testing in low-and moderate-income households, prioritizing those inhabited by children under the age of six.

An education and outreach component of the grant provides for the dissemination of informational literature addressing lead hazards, providing workshops and training session to populations effected by lead, and increasing community awareness and collaborative efforts around lead issues.

The goals of lead hazard reduction are further promoted in the City of Portland and Multnomah County through funding by the Portland Water Bureau. The Portland Water Bureau has been funding lead hazard reduction efforts since 1997 in compliance with the EPA's Lead and Copper Rule for drinking water. They realized that childhood lead poisoning is more likely to happen from lead in homes than the low lead levels in Portland's water supply and pipes. The Water Bureau provides annual funding to BHCD to administer for lead hazard reduction and education and outreach services. This partnership creates a single comprehensive lead program for the City of Portland, allowing streamlined services to be provided to the community.

The issuance of new lead-based regulations has prompted a review of all housing related programs to evaluate how those programs must be modified to meet the new regulations and to reflect the cost impact of compliance.

#### **F. Reducing the Number of Poverty Level Families**

Please refer to the discussion of the Anti-Poverty Strategy in Section 6 of the *Consolidated Plan 2000-2005*. A consortium-wide effort to refine the Anti-Poverty Strategy is on hold until new census data is available. Multnomah County is developing a "Catalyst Agenda" with the goal of moving people out of poverty.

#### **G. Enhancing Coordination between Public and Private Housing and Social Service Agencies**

##### Central City Housing

The Downtown Housing Occupancy Work Group—comprised of four downtown social service agencies, nonprofit housing organizations, the housing authority, and others--will

continue to meet monthly. The group focuses primarily on downtown housing which has been developed with local public subsidy and/or has rent assistance through the housing authority. Often managers, both from nonprofits and private firms, are invited to problem solve with the group on specific buildings.

#### Coordinated Services Team

The Multnomah County Department of Community and Family Services facilitates monthly meetings of the "Coordinated Services Team." The participants in this team include representatives from 30 agencies, such as domestic violence, the Housing Authority of Portland, mental health agencies, Adult and Family Services, workforce development programs and several not-for-profit services to homeless families.

The objectives of these meetings include becoming knowledgeable about services available in the community for homeless families and sharing resources. The ultimate goal is to assist families without housing, or at risk of losing their housing, enter into a stabilized, permanent housing arrangement.

The Division also facilitates a meeting of "Housing Specialists," professionals who actively assist people to access housing. Agencies involved serve families with children, singles, including people with disabilities, and senior. In an effort to obtain housing for their consumers, individuals who attend this meeting relate daily to landlords in the private sector.

## **HOUSING PROVIDED BY THE HOUSING AUTHORITY OF PORTLAND (HAP)**

The Housing Authority's goals and objectives for this year, the third year of the Moving to Work Demonstration are:

- To continue to serve the same income levels that were served prior to MTW.
- To drive down the unit cost of administering federally subsidized housing towards the unit cost of comparable private sector housing.
- To record the methodology (and identify critical factors) that drive down the unit cost.
- To use MTW savings to offset federal funding reductions.
- To use MTW savings to expand self-sufficiency opportunities and housing choice.

HAP will concentrate on several specific projects:

### **SECTION 8**

- Merge certificate and voucher programs into a single tenant-based program with a single set of procedures, rules and benefits. All new applicants and transfers have been enrolled in the voucher program since June 1, 1999. The process of converting the remaining certificate participants during annual re-exams is in progress and will continue for two years.
- Pending HUD approval, additional income exclusions may be implemented to help achieve resident self-sufficiency.

- Streamline procedures for transfers between public housing and section 8 programs.
- Initiate a Homeownership program
- Pending HUD approval, Welfare to Work participants may be exempt from income limitations.
- Initiate a Project-based program

## ***PUBLIC HOUSING***

### **Management Improvements**

- Continuation of a Capital Improvement Plan
- Pending HUD approval, additional income exclusions may be implemented to help achieve resident self-sufficiency.
- A 'Cost Factor Analysis' will be initiated during the third year. From this HAP may implement recommendations on additional operating costs savings.
- HAP may discontinue utility surcharges in favor of a more efficient approach in controlling costs.
- Pending HUD approval, HAP may expand its current homeownership program by using Section 8 vouchers.
- HAP will continue to explore Preferences/Priorities for admission.
- Pending HUD approval, HAP may initiate a transfer fee to accommodate 'elective' transfers within the program.

### **Resident Programs**

- **Self-Sufficiency Programs**
  - GOALS Program. HAP currently offers a standard Self-Sufficiency Program (the GOALS program) for approximately 300 contracted participants. Over 400 HAP Public Housing residents and Section 8 participants are on the GOALS waiting list. 100 percent of graduates are off of public assistance.
  - In addition, HAP will continue to offer two workforce preparation programs through an Economic Development and Supportive Services grant. These are the Evening Trades Apprenticeship Preparation Program and the Small Business GOALS program.
    - HAP also provides computer learning and basic instruction opportunities at several of its sites. Through these offerings HAP provides opportunity to receive life skills training, basic computer education, and opportunity to complete work toward a Graduate Equivalency Diploma (GED). HAP will continue to explore options for program expansion. These options include potential funding which may be available through MTW-generated savings, if any, and options for private community support
- **Resident Services Coordination**
  - Elderly and Disabled. HAP is continuing its commitment to improving services in its high rise developments for elderly and disabled populations, and a limited number of family

developments. HAP is exploring options for continued funding for these essential services, including funding, which may be available through MTW-generated savings.

- Alcohol- and Drug-free Housing. HAP will explore--with community partners--potential sites and implementation options for alcohol and drug-free housing in one or more public housing sites.

- **Homeownership**

**TABLE 5. HAP PLAN FOR CAPITAL IMPROVEMENTS, 2001-2002**

Development	Work Item	Estimated Cost
Northwest Tower	ADA	275,000
Hollywood East	Parking Lot (Site)	300,000
Sellwood Center	Elevator Modernization - Non Dwelling	200,000
	Equip	
Schrunk Riverview Tower	Elevator Modernization - Non Dwelling	200,000
	Equip	
Maple Mallory	Site Work	300,000
OR 2-32 Scattered Sites	Dwelling - Lead abatement	150,000
Scattered Sites	Dwelling - Lead abatement	150,000
Scattered Sites	Dwelling - Lead abatement	213,282
Northwest Tower	Elevator Modernization	200,000
Hollywood East	ADA	750,000
Dekum Ct.	Site - Dwelling	1,200,000
Tamarack	ADA	350,000
Dahlke Manor	Elevator Modernization	100,000
Schrunk Riverview Tower	Line Boilers	10,000
	Elevator Code Work - Non-Dwelling	100,000
PHA Wide	Equip.	
Contingency	Contingency	156,974
PHA Wide	Rolling Stock (Vehicles, etc.)	

		337,000
Northwest Tower	Exterior paint	100,000
Northwest Tower	Non-Dwelling Equipment	20,000
Hollywood East	Exterior paint	100,000
Dahlke Manor	Exterior paint	100,000
Dahlke Manor	Elevator Modernization	100,000
Holgate House	Exterior paint	100,000
Sellwood Ctr.	Exterior paint	100,000
Schrunk Riverview Tower	Exterior paint	100,000
Williams Plaza	Exterior paint	100,000
Gallagher Plaza	Exterior paint	100,000
Medallion Apts.	Exterior paint	75,000
Medallion Apts.	Door replacement	60,000
Ruth Haefner	Exterior paint	75,000
		<hr/>
Total		6,122,256

NOTE: The above listed work is in priority order and is dependent on funding from HUD. If the next grant amount is \$2.7 million, then work would not include the last two "work items." They would become the first priority for the following year.

- **Demolition and Disposition**

HAP has no demolition or disposition plans for the coming year.

**TABLE 6. HAP PLAN FOR CAPITAL IMPROVEMENTS, 2001-2002**

<b>Development</b>	<b>Work Item</b>	<b>Estimated Cost</b>
Various Sites	accessibility improvements for 5 apts	
Columbia Villa	priority work, sewer improvements	
Dekum Court, Phase 1	comprehensive renovation	
Holgate House	comprehensive renovation	
Maple Mallory, Phase 1	comprehensive renovation	
Royal Rose Annex, Phase 2	comprehensive renovation	
Sumner Ct.	comprehensive renovation	
Various Sites	accessibility improvements to 5 apts	
Dekum Ct., Phase 2	comprehensive renovation	
Iris Ct., Phase 1	comprehensive renovation	

*Total*

NOTE: The above listed work is in priority order and is dependent on funding from HUD. If the next grant amount is \$2.7 million, then work would not include the last two “work items would be dropped from this year’s plan.” They would become the first priority.

**OTHER**

HAP intends to begin the process of developing an application for HOPE VI funding (Housing Opportunities for People Everywhere) to revitalize public housing and accomplish one of the MTW “mixed income” goals.

## **PROGRAM-SPECIFIC REQUIREMENTS**

### ***CITY OF PORTLAND***

#### **Recapture Provisions**

The units funded with HOME funds as part of the City of Portland's Shared Appreciation Mortgage (SAM) program will have a 25-year period of affordability. The SAM agreement describes an equity recapture formula that is based on the amount of subsidy the City provides to the homeowner or developer. The amount of equity recaptured by the SAM will never be more than 50 percent of the total realized equity appreciation.

#### **Resale Provisions**

Homebuyers participating in the City of Portland's HOME-funded Community Land Trust program will agree to resale provisions. The homeowner will take title to the improvements and will sign a 99-year lease for the land with the nonprofit community land trust, which will hold the land. Upon resale, the value of the land will not be included in the sales price to the new eligible homebuyer.

### ***CITY OF GRESHAM***

#### **Recapture Provisions**

HOME regulations require that the City of Gresham state in its Consolidated Plan Update annually the method that it intends to use to ensure that the benefit of the federal investment in its homebuyer programs accrue to low and moderate income households for the HUD-required affordability period (which is a minimum of 10 years for a subsidy of \$15,000 - \$40,000).

The primary method that the City of Gresham uses is the Shared Appreciation Mortgage (SAM), the provisions of which are modeled on the SAM pioneered by the Portland Development Commission. The SAM requires that, if the homebuyer chooses to sell her/his house or no longer live in it as her/his principal residence within 30 years of the house purchase, the homebuyer must repay the principal amount of the SAM and also a share in the appreciation not to exceed 50%. The formula and definitions used to determine the amount of the adjusted appreciation are provided in the mortgage document itself and can be obtained by contacting the City of Gresham, Community Revitalization Program. The SAM is a form of recapturing the initial investment (plus a share in the appreciation) so that these funds can be provided to address other affordable housing needs in the future.

As indicated in the application materials, the City of Gresham will also consider models that use a resale restriction, such as a land trust or a form of a deed restriction or land covenant. In this option, a mechanism is provided that requires that the property be sold at an affordable price to an income-qualified buyer (80% MFI or less, as provided in the deed restriction or land covenant) for a specified number of years or in perpetuity. The City of Gresham will review

proposals for resale provisions on a case-by-case basis to ensure compliance with HUD requirements.

## **HOME**

### **Community Housing Development Organizations (CHDOs)**

The Portland HOME Consortium continues to set aside 15 percent of its HOME grant, or \$510,450 for FY 2000-01, for CHDO development projects. We hope to involve CHDOs in a variety of rental housing projects in both the new construction and rehabilitation categories. Most of the programs identified for CHDO participation will provide general rental housing, but CHDOs may also be involved in some special needs housing. CHDOs will be eligible to participate in programs and projects in addition to those identified in the set-aside. We expect to provide operating support to CHDOs, and we have budgeted \$213,650 for this purpose for FY 2000-01. Each jurisdiction in the Consortium has identified possible CHDO projects and has made a commitment to working with CHDOs.

### **Specific HOME Submission Requirements**

#### *Recapture Provisions*

The units funded with HOME funds as part of the City of Portland's Shared Appreciation Mortgage (SAM) program will have a 25-year period of affordability. The SAM agreement describes an equity recapture formula that is based on the amount of subsidy the City provides to the homeowner or developer. The amount of equity recaptured by the SAM will never be more than 50 percent of the total realized equity appreciation.

#### *Resale Provisions*

Home buyers participating in the City of Portland's HOME-funded Community Land Trust program will agree to resale provisions. The homeowner will take title to the improvements and will sign a 99-year lease for the land with the nonprofit community land trust, which will hold the land. Upon resale, the value of the land will not be included in the sales price to the new eligible homebuyer.

#### *Refinancing Guidelines for HOME-Assisted Projects*

The City of Portland may, from time-to-time, allocate HOME funds to refinance existing debt on multifamily projects undergoing HOME-assisted rehabilitation when refinancing is necessary to permit or continue affordability as defined at 24 CFR 92.252 (1999). For projects undertaken under this provision, the following guidelines shall apply:

1. The minimum period of affordability under the HOME program rules shall be at least 15 years from the date of the refinance, regardless of the amount of HOME funds invested.
2. Refinance with HOME funds shall only occur in projects that can demonstrate that the primary activity to be undertaken is rehabilitation. In order to demonstrate that this guideline

has been met, the cost of rehabilitation must equal at least 50% of the HOME-funded refinance (a 1:2 ratio).

3. Prior to committing funds to refinance, the Portland Development Commission, on behalf of the City, shall conduct a review of management practices at the property applying for refinance to demonstrate that disinvestment has not occurred, that the project has viability for the longest applicable period of affordability and that the project can continue to serve the target population.
4. Projects are eligible for HOME-funded refinance under these guidelines to either maintain existing affordable units, to create additional affordable units, and/or to increase the level of affordability in existing units.
5. Projects are eligible for refinance so long as they are within the geographic boundaries of the Portland HOME Consortium.
6. HOME funds cannot be used to refinance loans made or insured by any Federal program, including CDBG and HOME.

#### **Tenant-Based Rental Assistance**

The Portland HOME Consortium plans to fund a small tenant-based rental assistance project under the HOME program for FY 2001-02. This program will be offered throughout all three jurisdictions in our Consortium and will be administered by the Housing Authority of Portland (HAP). The program will focus on assisting families and other special needs households moving from transitional to permanent housing, or those at risk of eviction and homelessness. We may also provide assistance to households in rental projects being rehabilitated under the HOME Program. Further analysis of the feasibility of this program and expected outcomes in light of new Lead-Based Paint requirements is needed and is being completed as of this writing.

This program will provide moderate amounts of short-term assistance to transition households into permanent housing, or to prevent loss of housing and resulting homelessness.

Subsidies will provide assistance with up-front costs of obtaining housing (security deposits, first and last months' rent) and short-term assistance for households transitioning to self-sufficiency. Subsidy amounts for each household are expected to be relatively small, compared with traditional rental assistance programs.

We currently have a variety of local rental assistance programs and resources. Our goal is to use the HOME Rental Assistance Program to complement these other resources. Because of this, we will shift emphasis among the population groups or forms of subsidy described below as necessary to achieve a balanced delivery of services.

The following procedures describe our tenant-based rental assistance program. Any changes will be documented in a revised program description, to be maintained in the grant file.

*Procedures for Tenant Selection*

Households will be selected in a manner consistent with the preference rules established under section 5(c)(4)(A) of the Housing Act of 1937. The Housing Authority will establish written tenant selection policies and criteria. Eligible applicants will be placed in one of the following groups:

- A. Homeless in case management program.
  - A-1. Homeless families with children.
  - A-2. Homeless individuals or couples.
  
- B. Persons and families with a disability whose rent is more than 50 percent of their income and who are in a case management or treatment program.
  - B-1. With a mental illness.
  - B-2. With a developmental disability.
  
- C. Persons and families facing immediate eviction, whose rent is more than 50 percent of their income, and who are willing to work with a case manager until their financial situation stabilizes.

Within each group, assistance will be provided in order of the date and time the application is received.

Exception: Eligible residents of a rental project being rehabilitated under the HOME program will be selected for assistance without being placed on the waiting list in accordance with federal regulations.

Payment Process: Payments may be sent directly to the family receiving assistance. Checks will then require the endorsement of both the head of household and landlord.

Terms of Rental Assistance: HAP will enter into a rental assistance contract with the family. The terms of each contract will be governed by the type of rental assistance provided, and the preference group that the family is in. The term of the rental assistance contract will not exceed one year, but may be renewed.

Process for Determining that Rents Are Reasonable: A rent-reasonableness survey, based on statistics provided by the Apartment Data Center, is updated by HAP at least annually. Rent figures for unit sizes not available in the Apartment Center's survey (such as SROs) will be based on documentation developed by HAP and information received from the local HUD Economic Marketing and Development Department.

If the contract rent equals or falls below the current survey figures, a certification of the rent reasonableness will be documented in the rental assistance contract file. If the proposed contract rent exceeds the rent survey figures, a detailed documentation form justifying the above average rent must be completed and approved by the Rental Director. Assistance contracts cannot be executed without written approval for above-average rents.

Rent reasonableness will generally be determined in conjunction with the Housing Quality Standards (HQS) inspection. If an HQS inspection is not performed, the necessary information for a rent reasonableness determination will be obtained through interviews with the landlord and tenant.

Rent Standard: The rent standard will be the Fair Market Rent (FMR) established for the applicable bedroom size.

Maximum Subsidy: The maximum subsidy amount will be no greater than the difference between the rent standard for the unit size and 30 percent of the family's monthly adjusted income.

From time to time, specific standards for assistance with security deposits, first and last months' rent, and monthly rent assistance for families with children, homeless singles or couples and persons with a disability may be established or amended. These will be published in amendments to the HOME Program Description.

Minimum Tenant Contribution to Rent: The minimum tenant contribution to rent will be 30 percent of adjusted income.

### **Other Forms of Investment**

The Consortium does not use forms of investment other than those described in 234 CFR 92.205(b).

### **Affirmative Marketing Program**

In accordance with the regulations of the HOME Investment Partnership Program contained in 24 CFR 92.351, the Portland HOME Consortium will utilize an affirmative marketing program.

#### *Efforts by the Consortium and Subrecipients*

The City of Portland, Multnomah County, and the City of Gresham will use the following methods of informing the public, owners, and potential tenants about fair housing laws and the affirmative marketing policy:

Include the Equal Housing Opportunity logo, slogan, or statement in all press releases, advertising, brochures, etc., which describe the HOME Program.

The City of Gresham, City of Portland, and Multnomah County provide funding to Fair Housing programs that provide information and education services to citizens regarding fair housing laws and policies. These programs include a variety of fair housing activities including workshops, development of publications, and staff or contractors who provide one-on-one technical assistance from property owners and tenants. Staff or contractors will be available to provide special outreach and technical assistance to HOME Program participants on an as-needed basis.

We will inform owners about affirmative marketing requirements through the use of a Certification and distribution of fair housing poster, master equal opportunity logo, and marketing outreach list.

**Efforts by Property Owners**

Property owners receiving assistance under the HOME Program will be required to execute an Affirmative Marketing Certification for any property with five or more HOME-assisted units. This Certification will include requirements for maintaining fair housing policies and affirmative marketing efforts.

Owners of properties with five or more HOME-assisted units will be required to report on their affirmative marketing efforts during the federally-imposed period of affordability (between five and twenty years, depending upon the level of assistance provided). This report will provide information on demographic records of tenants and marketing efforts used to recruit tenants to fill vacant units.

**Special Outreach Efforts**

Special outreach efforts will be required to attract those persons least likely to apply for housing. Owners of projects in neighborhoods with minority concentrations will be required to use media and recruiting sources likely to reach non-minority renters. Conversely, owners of projects in neighborhoods without minority concentrations will be required to use media and recruiting sources likely to reach minority renters.

The consortium will annually assess and evaluate the effectiveness of special outreach efforts in meeting goals identified in the Analysis of Impediments to Fair Housing and may occasionally recommend or require that recipients of HOME funding undertake specific procedures. The consortium anticipates that it will update the Analysis of Impediments during the period covered by the *Plan*, and that the update will include an evaluation of the Affirmative Marketing Program and recommendations to make it more effective.

## **MINORITY AND WOMEN BUSINESS ENTERPRISE OUTREACH PROGRAM**

In accordance with the regulations of the HOME Investment Partnership Program contained in 24 CFR 92.352 (a)(5), the Portland HOME Consortium will utilize the minority and women business outreach program.

### **Efforts by the Consortium and Subrecipients**

The bulk of the contracting opportunities under the HOME Program will be carried out by property owners, rather than the Consortium jurisdictions or subrecipients. In any direct contracting carried out by Consortium members and subrecipients, affirmative outreach efforts will be required. For any contract over \$10,000, this will include advertising contracting opportunities in minority media, registering plans and specifications will plan centers, and direct outreach to potential bidders identifies from the list of certified minority and women business enterprises obtained from State of Oregon Office of Minority and Women Business. For any contracts under \$10,000, the contractor solicitation process will include direct outreach to potential bidders from the list of certified business. For any subrecipients which are public agencies, and which have adopted purchasing procedures, those procedures will take precedence.

The City of Portland and the Portland Development Commission anticipate that they will continue to provide financial support to the Housing Development Center to provide technical assistance and capacity building for small contracting firms that are candidates for subcontracting on HOME-funded projects.

### **Efforts by Property Owners**

Property owners receiving assistance under the HOME Program will be provided with minority and women business enterprise outreach materials and counseled on involving businesses in available contracting opportunities.

- All property owners will be provided with a current list of Minority and Women Business Enterprises that have been certified by the State of Oregon Office of Minority and women Business.
- All property owners will be provided with a listing of minority media and plan centers.
- For contracts under \$100,000, owners will be encouraged to solicit quotes from minority and women business enterprises and to use minority media and plan centers to notify businesses of contracting opportunities.
- For contracts over \$100,000, owners will be required to use formal advertising and bid procedures. Owners will be required to publish requests for bids in minority media and register plans and specifications at appropriate plan centers.

- In soliciting for contractors, property owners will be required to include language encouraging prime or general contractors to use minority and women business enterprises as subcontractors.
- All owners will be required to report on their efforts and accomplishments in involving minority and women business enterprises in contracts.

### **Oversight**

The Director of the City of Portland, Bureau of Housing and Community Development will have oversight responsibilities with respect to the Minority and Women business Outreach program. As part of the CAPER, the Consortium will report on success in involving minority and women business enterprises in both direct contracts of participant jurisdictions or subrecipients, and property owner contracts funded under the HOME Program. This report will include an assessment of outreach efforts and make recommendations for any changes or improvements to the outreach program. To the extent practicable, the updated Analysis of Impediments will similarly assess the MBE/WBE outreach efforts of the Consortium.

## **MONITORING**

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

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

The BHCD provides monitoring for HOME, ESG, HOPWA, and CDBG-funded projects. Monitoring activities may include program performance, fiscal accountability, and regulatory compliance and could involve both internal file review and on-site reviews. Program Managers select the projects to be monitored for program performance and regulatory compliance and work with the fiscal staff to determine which projects will receive a fiscal review. Generally, projects which receive large amounts of City funding, projects which are administered by unsophisticated or inexperienced organizations, projects which appear to be having difficulties in meeting contract or program requirements and projects which require more intensive technical assistance receive priority in establishing a monitoring schedule.

Internal file review consists of analysis of bills, reports, external audits, file documentation, and other materials submitted by the providing agency to determine that the project is on schedule, fiscally accountable, complying with contractual requirements and meeting regulations. On-site review can include any or all of the following depending on the depth of the monitoring: file review at the project facility, visiting sites where the activity is being carried out (for instance, a house under construction), visiting completed sites, interviewing participants and clients as well as agency staff, checking the income verification system and documentation used for the project, completing a review of the fiscal system, and conducting a review of invoices through source documentation.

**Minority Business Outreach**

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

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

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

***MULTNOMAH COUNTY***

Multnomah County monitors the expenditure of CDBG and HOME funds to ensure that sub-recipients comply with regulations governing their administrative, financial and programmatic operation and achieve their performance objectives within schedule and budget. The County strives to provide up-front assistance and information about requirements through the application process, contract preparation, ongoing communication, and technical assistance.

Public service contracts require that sub-recipients submit monthly activity reports and semi-annual reports on progress toward achieving outcomes each month that invoices are received. The County performs on-site monitoring of active projects annually.

**CITY OF GRESHAM**

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

- In an effort to assist applicants with addressing all the applicable federal regulations, the City provides a significant amount of information about relevant regulations in the funding application materials. While this information would not be sufficient for an applicant unfamiliar with the regulations, it does serve as a reminder to those who have some familiarity with the CDBG and HOME programs of the program and other requirements that they will have to meet if funded.
- As needed, the City meets with potential applicants to provide informal training on federal regulations and to answer any other questions that applicants may have concerning the application process. This is an opportunity to help applicants to shape their projects in a manner so that they conform to HUD guidelines.
- City staff reviews written applications to ensure general compliance with regulations at this early stage.
- If an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines how best to proceed with formalizing a contractual agreement. If the applicant is receiving funds for a service or project that they have completed successfully in a previous year, staff may simply send out a renewal contract with instructions on how to process it. If it is a new project of some complexity with a new partner, then staff may prepare checklists and have multiple meetings to ensure that the project is developed appropriately. Gresham staff provides considerable "up front" guidance on Davis Bacon, Uniform Relocation Act, Lead Paint and other related compliance issues.
- All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports be provided. Significant delays in reporting may result the City delaying payment of invoices until the required reports are provided.
- At least once during the year, the City sponsors an informal meeting for all public service and housing service providers to better coordinate services among agencies and to provide an informal forum for discussing any mutual interests or concerns. Typically, part of the meeting is spent discussion contractual requirements, such as potential revisions to the reporting forms.
- For all housing projects for which the City provides funding for construction, the City assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor progress as well. This provides an additional level of project oversight by an individual with construction knowledge.
- The City of Gresham undertakes on-site monitoring of all projects completed in a particular year. This includes all public service projects. There are four parts to the review:

- Program compliance
- Project achievements
- Financial and grant management systems (by the City's financial staff)
- Regulatory compliance

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

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

### ***CERTIFICATIONS AND STANDARD FORM 424***

Copies of HUD-required certifications and Standard Form 424 are on file in each of the jurisdiction's department/bureau that administers HOME, CDBG, and other programs covered in the *Plan*.

# One Year Action Plan

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### **Appendix**

Appendix A. Proposed Activities, FY 2001-2002

MEETING DATE: May 3, 2001  
AGENDA NO: R-3  
ESTIMATED START TIME: 9:55 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Notice of Intent to Apply for a Grant

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: May 3, 2001  
AMOUNT OF TIME NEEDED: 10 minutes

DEPARTMENT: CFS DIVISION: SUN Initiative/Director's Office

CONTACT: Kathy Turner TELEPHONE # (503) 988-4786  
BLDG/ROOM #: Commonwealth, Suite 700

PERSON(S) MAKING PRESENTATION: Kathy Turner, Schools Uniting Neighborhoods

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

Notice of Intent to Submit Formal Application to federal Department of Education for earmarked 21<sup>st</sup> Century Learning Center funding to augment services at SUN schools.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)

DEPARTMENT MANAGER: Lorenzo T Poe, Jr

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

01 APR 27 PM 12:46  
MULTNOMAH COUNTY  
OREGON  
COUNTY COMMISSIONERS

## **BOGSTAD Deborah L**

---

**From:** FARVER Bill M  
**Sent:** Friday, April 20, 2001 2:00 PM  
**To:** BOGSTAD Deborah L; BIANCO Diana M  
**Subject:** FW: Board Consent for SUN Grant Application

fyi

—Original Message—

**From:** TURNER Kathy G  
**Sent:** Friday, April 20, 2001 1:55 PM  
**To:** CRUZ Serena M; ROBERTS Lonnie J; NAITO Lisa H; ANDERSON Pauline S; FARVER Bill M  
**Cc:** POE Lorenzo T; TINKLE Kathy M; CHUCKOVICH Denise E  
**Subject:** Board Consent for SUN Grant Application

I wanted to inform you of a grant application that Schools Uniting Neighborhoods is submitting to the Department of Education. The application is to officially receive a \$250,000 earmark in 21st Century Community Learning Center funding that was secured by Senator Gordon Smith for the SUN Initiative. This is one-time money that is to be divided over two years. The intention of the earmark is to supplement services at existing school sites and not to supplant existing funding or services.

The grant will be used for parent stipends to expand family/community outreach efforts and capacity to provide culturally appropriate services to ESL/ELL communities (with focus on Latino and Asian-Pacific Islander); arts education; and to address serious transportation needs.

Given the unusual nature of the award and application, we did not realize until late in the process that we needed to get an NOI on the consent calendar for this application. The application is due April 20, 2001 and we have worked within DCFS on the feasibility of the application to ensure the proper programmatic and budgetary requirements are met.

We will bring full explanation to the Board at the next possible date for consent items. Given the deadline for submission, we would like to ask the Board for retroactive approval of the NOI at that point.

We apologize for the alteration in the consent process. For future grants, the usual timeline and procedure will be followed.

Thank you all for your time and consideration.

Kathy Turner, Director  
Schools Uniting Neighborhoods Initiative  
*A Partnership of Schools, City, County & State*  
Multnomah County Community & Family Services, Managing Partner  
421 SW Sixth, Suite 700  
Portland, OR 97204  
503 988-4222 SUN Schools 503 988-4786 Direct Line  
503 988-3710 Fax  
kathy.g.turner@co.multnomah.or.us  
www.sunschools.org



SCHOOLS UNITING  
NEIGHBORHOODS

421 SW Sixth Avenue  
Suite 700  
Portland, OR 97204

Tel 503-988-4222  
Fax 503-988-3710

## MEMORANDUM

**TO:** Bill Farver, Interim Chair

**FROM:** Kathy Turner, Director  
Schools Uniting Neighborhoods

**THROUGH:** Lorenzo T. Poe, Director

**SUBJECT:** Notice of Intent to Respond to a Department of  
Education Request for Proposal for earmarked 21<sup>st</sup>  
Century Learning Center funding to augment services  
at SUN schools.

**DATE:** April 23, 2001

---

**REQUESTED PLACEMENT DATE:** May 3, 2001

### **I. Recommendation/Action Requested**

The Multnomah County Department of Community and Family Services is requesting retroactive approval to respond to a Request for Proposals for 21<sup>st</sup> Century Community Learning Center funding. The RFP is to officially receive a \$250,000 earmark in 21st Century Community Learning Center funding that has been secured by Senator Gordon Smith for the SUN Initiative. This is one-time money that is to be divided over two years. The intention of the earmark is to supplement services at existing school sites.

### **II. Background/Analysis**

Schools Uniting Neighborhoods Initiative supports the development of schools into community "hubs." SUN Schools link with other community institutions, such as the libraries, parks and community centers, neighborhood health clinics and area churches and businesses.

The Initiative's goals include:

- Goal 1: to increase the capacity of the local schools to expand experiences that improve student achievement, attendance, behavior and other skills for healthy development and academic success.
- Goal 2: to increase family involvement

- Goal 4: to improve the system of collaboration
- Goal 5: to improve use of public facilities and services

SUN schools offer a range of high-quality educational, developmental and recreational activities; as well as health and social services for youth, families and community members.

#### SUN Schools

- Extend the school day and broaden the educational resources for the community.
- Bring and coordinate services to the community.
- Bring the community together to break down isolation and strengthen families.
- Build relationships across generations, cultures and incomes.

Currently there are 9 schools that receive SUN funding to engage in these efforts. Four additional schools are also pursuing similar efforts through federal funding sources (21<sup>st</sup> Century and Safe Schools grants). These schools have partnered with SUN to advance “full-service” schools efforts in Multnomah County. All 13 schools are included in the RFP in order to support the county-wide effort and address established need.

SUN Schools are located in areas with great richness of cultural diversity currently or where such diversity is growing and anticipated to burgeon in coming years given demographic and economic trends. Initiative-wide the percentage of minority students in SUN schools averages around 40%. Major cultural groups include Latino, Asian and Pacific Islander, and Russian and Eastern-European. Two SUN schools (of four schools total) were identified in the Latino Network’s report *Salir Adelante* as having the largest concentrations of Latino families in the Portland District.

SUN schools have made considerable progress toward their goals in the first two years of implementation. Significant increases in student, family and community participation in activities, events and services have been seen. There has been a concerted effort to involve Latino, Hmong, Russian & Eastern-European students and families in SUN sponsored programs. However, despite these initial efforts, several current factors in the school district and community present themselves as barriers to participation. These include:

- Growing cultural and linguistic groups present a serious challenge to school and social service systems. In addition to translation and interpretation, there is a serious need at schools to provide welcoming and culturally appropriate outreach, programming and linkage to services.
- Transportation is a serious limitation to both student and family participation in after-school and evening activities and services. Existing school bus routes, where available, leave too early and do not have frequent enough stops for safety late in the afternoon, especially in the winter. Tri-Met bus tickets would be helpful in many sites where routes are nearby. One school faces especially serious transportation problems as the nearest Tri-Met stop is 15-20 blocks from the school.

- SUN schools are largely in low-income communities which face economic challenges to providing the cultural and arts experiences for their children that have been cut from school budgets in the past years.

The project proposed in the RFP will provide funds to address the above barriers in the following ways:

### **Specific Outreach and Service to Under-represented Ethnic/Cultural Populations.**

The following strategies were developed through consultation with cultural communities and service providers including the Latino Network, IRCO, APANO, and OCHA:

1. Parent Stipends to Support outreach to Latino Families
2. Part-Time Outreach worker (contracted through Asian Family Center) to coordinate outreach to Asian & Pacific Islander families in N. Portland SUN sites
3. Parent Stipends to Support Other Targeted Family/Community Outreach Efforts

### **Expansion of Partnership with Regional Arts & Culture Council (RACC):**

Extending RACC programming to five SUN sites that currently do not have this resource. This expands access to high-quality, standards-based arts education and enrichment programs. RACC has the capacity and experience to make arts programming reflective and inclusive of the wide-range of cultural groups.

### **Transportation Support**

Targeting additional funding to address serious transportation needs at Rigler Elementary and eight other SUN sites. Schools will use the funds to expand van transportation and/or provide students and families with Tri-Met bus passes. This will allow sites to develop an improved understanding of, and ability to address, transportation needs.

In addition, we included appropriate levels of administrative overhead (including indirect), evaluation and training.

### **III. Financial Impact**

Multnomah County Department of Community and Family Services anticipates requesting \$125,000 per year for two years—a total request of \$250,000 which is the extent of the earmark. The project will begin on July 1, 2001 and continue through June 30, 2003. No new county funds are needed to support these projects, however, it leverages the current SUN site infrastructure and SUN Initiative staff time (.25 of Program Development Specialist and .1 of Director are included as in-kind contributions).

### **IV. Legal Issues**

None

## **V. Controversial Issues**

All schools receive funding through this RFP. Service levels vary and are based on existing service level and need, as demonstrated through demographics including percentage of minority ethnic/cultural groups, ESL and low income, as well as geographic circumstances.

## **VI. Link to Current County Policies**

The proposed project is consistent with current County policies, and addresses the benchmarks of student success.

## **VII. Citizen Participation**

Citizen stakeholders (including parents, youth and community members) will be involved in SUN school planning through the schools' SUN advisory committees. These will also be connected through the existing SUN Lead Agency structure.

## **VIII. Other Government Participation**

The project will involve working with representatives from culturally specific service providers including Latino Network, OCHA, Asian Family Center, IRCO, APANO; Portland Public Schools, Gresham-Barlow School District, Centennial School District and the County departments that SUN already is in partnership with (Community and Family Services, Health and Community Justice).

MEETING DATE: May 3, 2001  
AGENDA NO: R-4  
ESTIMATED START TIME: 10:05 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Proclaiming the Month of May, 2001 Older Americans Month

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: May 3, 2001  
AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Aging & Disability Services DIVISION: Administration

CONTACT: Julie Bergstrom TELEPHONE #: (503) 988-3620 ext 26834  
BLDG/ROOM #: 166/3

PERSON(S) MAKING PRESENTATION: Jim McConnell

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

Proclamation Proclaiming the Month of May, 2001 as Older Americans Month in Multnomah County, Oregon

*05/03/01 original to Jim McConnell,  
copies to Julie Bergstrom*

MULTNOMAH COUNTY  
OREGON  
APR 27 PM 12:35  
COUNTY CLERK'S OFFICE

SIGNATURES REQUIRED:

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)

DEPARTMENT MANAGER: James McConnell

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**PROCLAMATION NO. \_\_\_\_\_**

Proclaiming the Month of May, 2001 as OLDER AMERICANS MONTH in Multnomah County, Oregon

**The Multnomah County Board of Commissioners Finds:**

- a. In 1963, President John F. Kennedy began the tradition of setting aside the month of May in honor of our country's older Americans, and every President since then has continued this great tradition. It is a specific time designed for creating awareness and relaying the message that there are federal, state and local programs designed to keep people independent and motivate them to seek out those programs that can be of assistance.
- b. The mission of Multnomah County Aging and Disability Services is to assist older adults and persons with disabilities to live as independently as possible with a range of accessible, quality services that meet their diverse needs and preferences. The vision is to see persons with disabilities and older adults in the community living quality lives with supports and living situations of their choice.
- c. Multnomah County provides services to over 35,000 seniors of the County each year. These services include:
  - Single entry/easy access to services through information and referral, gatekeepers and twenty-four hour phone help line
  - Case management/need assessment, eligibility, case plan development and service monitoring for persons who are elderly and for persons with disabilities
  - Adult care home regulation and licensing
  - Public Guardianship/Conservatorship
  - Protective services
  - Minority services coordination
  - Program development and advocacy
  - Contract and service management
  - District Centers
  - Nutrition
  - Transportation and special services

- In-home services
  - Multi-disciplinary teams
  - Employment assistance
  - Food Stamp authorization
  - Oregon Health Plan (OHP) enrollment
  - Managed care education
  - Emergency Housing Assistance
- d. Multnomah County Aging and Disability Services Department is the primary point of contact in the County for any senior or person with a disability in need of assistance.

**The Multnomah County Board of Commissioners Proclaims:**

1. The month of May, 2001 is designated as Older Americans Month in Multnomah County, Oregon.

ADOPTED this 3rd day of May, 2001.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

---

Bill Farver, Interim Chair

## Multnomah County Aging and Disability Services

---

### **Our Mission:**

To assist older adults and persons with disabilities to live as independently as possible with a range of accessible, quality services that meet their diverse needs and preferences.

### **Our Vision:**

Persons with disabilities and older adults in our community will be living quality lives with supports and living situations of their choice. ADS will be a leader and catalyst in developing, promoting and implementing options for those choices.

### **Organizational Values:**

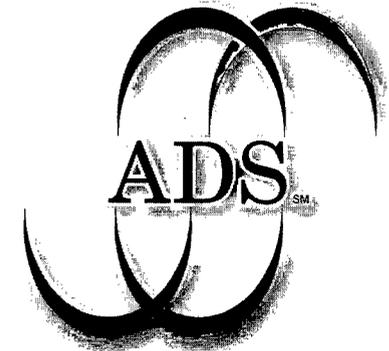
- Promote client independence
- Be customer service driven
- Respect diversity and ensure equal access
- Involve people in decisions that affect them
- Act with personal and professional integrity
- Promote partnerships and community advocacy
- Pursue excellence in service and in the workplace
- Use public and private resources responsibly
- Continuously advance innovation and quality improvements
- Work cooperatively on issues of aging and disability



Multnomah County Aging and  
Disability Services  
Area Agency on Aging and Disability  
421 SW 6th Avenue, 3rd Floor  
Portland, Oregon 97204

## *Multnomah County*

### *Aging and Disability Services*



*Independence. Choice. Dignity.*

---

### **ADS HELPLINE:**

Voice: 503-988-3646

TTY: 503-988-3683

FAX: 503-988-3656

## **We All Need Help Sometimes.**

---

Life-changes. Those changes can be hard to handle alone. Aging and Disability is there to help.

Since 1981, Multnomah County Aging and Disability Services Department (**ADS**) has provided easy access to a wide range of social and health services, housing alternatives and support systems to help senior and persons with disabilities live safely and with dignity in the least restrictive way.

It starts with just one phone call to the **ADS** Helpline. For urgent calls the Helpline operates all night and on holidays and weekends.

Or you can start at a District Senior Center to learn more about services that might be right for you. A staff member can come to your home.

### **ADS Helpline**

**503-988-3646 (Voice)**  
**or**  
**503-988-3683 (TTY)**

**Website:**  
[www.multnomah.lib.or.us/ads](http://www.multnomah.lib.or.us/ads)

### **Information**

---

- Eligibility for programs such as Medicaid.
- Finding a ride to your doctor or other places.
- Receiving personal care and housekeeping in your own home.
- Choosing health insurance and understanding your coverage.
- Protection from fraud, scams and abuse.
- Receiving meals in your home or in senior centers.
- Many other things.

### **Assistance**

---

Some of the Programs available at **ADS** include help with:

- Financial Assistance
- Long Term Care
- Food Stamps
- Oregon Health Plan (medical care)
- Finding housing to meet your needs.
- Support from trained professionals so you can live where and how you choose.
- Finding a job when you have a disability.
- Public Guardian/Conservatorship
- Veteran's Benefits.

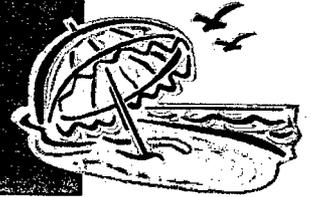
Some programs are only for people age 60 and older or have other limitations.

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Information about the programs and services is free. There may be a charge for some services, depending upon the program guidelines and your income.

# ASIAN PACIFIC AMERICAN

# HERITAGE MONTH



**Date: Saturday, May 26, 2001**

*Time: 10 a.m. – 7 p.m.*

For a memorable cultural experience, come visit downtown Portland to attend the annual Asian Heritage Festival. Come enjoy the food, fun, and free entertainment!

- You will enjoy a free day of cultural performances from the Asian American and Pacific Islander communities.
- There will be lots of free information from various community service organizations and an opportunity to meet your public officials.
- Come try some tasty Asian and Pacific Island dishes, discover unique arts and crafts, and try your luck at our raffle drawing.

**At Pioneer Courthouse Square  
SW 6th Avenue between Morrison and Yamhill  
Portland, Oregon**

**Organizers:**

- Oregon Commission on Asian Affairs (OCAA)
- Asian Pacific American Senior Coalition
- City of Portland Immigrant/Refugee Program
- Council of Filipino American Associations

**For information on the cultural show, or to sponsor, volunteer, or reserve booth spaces:**  
**Phone: 503-227-7514**  
**Email: [asian.affairs@state.or.us](mailto:asian.affairs@state.or.us)**



BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**PROCLAMATION NO. 01-056**

Proclaiming the Month of May, 2001 as OLDER AMERICANS MONTH in Multnomah County, Oregon

**The Multnomah County Board of Commissioners Finds:**

- a. In 1963, President John F. Kennedy began the tradition of setting aside the month of May in honor of our country's older Americans, and every President since then has continued this great tradition. It is a specific time designed for creating awareness and relaying the message that there are federal, state and local programs designed to keep people independent and motivate them to seek out those programs that can be of assistance.
- b. The mission of Multnomah County Aging and Disability Services is to assist older adults and persons with disabilities to live as independently as possible with a range of accessible, quality services that meet their diverse needs and preferences. The vision is to see persons with disabilities and older adults in the community living quality lives with supports and living situations of their choice.
- c. Multnomah County provides services to over 35,000 seniors of the County each year. These services include:
  - Single entry/easy access to services through information and referral, gatekeepers and twenty-four hour phone help line
  - Case management/need assessment, eligibility, case plan development and service monitoring for persons who are elderly and for persons with disabilities
  - Adult care home regulation and licensing
  - Public Guardianship/Conservatorship
  - Protective services
  - Minority services coordination
  - Program development and advocacy
  - Contract and service management
  - District Centers
  - Nutrition
  - Transportation and special services

- In-home services
  - Multi-disciplinary teams
  - Employment assistance
  - Food Stamp authorization
  - Oregon Health Plan (OHP) enrollment
  - Managed care education
  - Emergency Housing Assistance
- d. Multnomah County Aging and Disability Services Department is the primary point of contact in the County for any senior or person with a disability in need of assistance.

**The Multnomah County Board of Commissioners Proclaims:**

1. The month of May, 2001 is designated as Older Americans Month in Multnomah County, Oregon.

ADOPTED this 3rd day of May, 2001.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Bill Farver*

---

Bill Farver, Interim Chair

MEETING DATE: May 3, 2001  
AGENDA NO: R-5  
ESTIMATED START TIME: 10:10 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Notice of Intent to Apply for Grant Funding – Neighborhood Health Division

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: May 3, 2001  
AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Health DIVISION: Neighborhood Health

CONTACT: Consuelo Saragoza TELEPHONE #: (503) 988-3674, ext 26785  
BLDG/ROOM #: 160/8

PERSON(S) MAKING PRESENTATION: Consuelo Saragoza, Valerie Whittlesey, Steve Bardi, and Rich Swift

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

Notice of Intent to apply for grant funding through the Health Resources Services Administration's "Community Access Program"

SIGNATURES REQUIRED:

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)

DEPARTMENT MANAGER: Lillian Shirley

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

01 APR 27 PM 12:31  
MULTNOMAH COUNTY  
OREGON



**MULTNOMAH COUNTY OREGON**



## MEMORANDUM

**TO:** Bill Farver, Interim County Chair

**FROM:** Consuelo Saragoza, Neighborhood Health Division Director (Ext. 27685)  
Valerie Whittlesey, School-Based Health Center Program (Ext. 84424)  
Steve Bardi, School-Based Health Center Program (Ext. 84424)  
Rich Swift, Systems & Operations Manager (Ext. 24231)

**THROUGH:** Lillian Shirley, RN, MPH, MPA, Health Department Director

**SUBJECT:** Notice of Intent to Apply for Grant Funding – Neighborhood Health Division

**DATE:** March 25, 2001

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**REQUESTED PLACEMENT DATE:** May 3, 2001

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- I. Recommendation/Action Requested** - Authorize the Director of the Health Department to apply for grant funding through the Health Resources Services Administration's "Community Access Program" to implement the Multnomah County "Youth Health Initiative" project. As proposed, the Initiative will involve the use of advanced telecommunications technology to improve access to health care and the management of health information at School-Based Health Centers. This grant application is intended to complement previous applications submitted to the Mt. Hood Cable Regulatory Commission (December 15, 2000), and the US Department of Commerce (March 22, 2001).
- II. Background/Analysis** - The Health Resources Services Administration provides grant funding through its Community Access Program (CAP) to support the design and implementation of projects to assist communities impacted with a high number of uninsured. CAP has \$40 million available this funding cycle. Funds can be used for capital equipment (i.e., computer hardware and software, etc.), and personnel for project design and implementation.

The Multnomah County Health Department operates school-based health centers at 13 schools in the Portland Public Schools, David Douglas School District and Parkrose School District. The 1999 enrollment for the 13 schools was 11,890. During this same time period, the County's School-Based Health Centers provided care to 6,251 students (more than 52 percent of the enrollment). The combined number of visits was 30,387. Forty-four percent of students receiving services reported that they had no health insurance (this compares to countywide uninsured rate of 10 percent).

Students seeking services provided through a school-based health center must rely on a system that is often not conducive to adolescents who may be fearful of approaching adults in a clinic setting. Further, School-Based Health Centers' antiquated computer systems cannot be directly networked with other service providers of the Health Department and safety net

clinics in the county. This lack of connectivity creates challenges in terms of the efficiency in which services may be accessed, and poses problems that affect the management of information and communications between health care providers who may serve the same population.

- III. Purpose of Grant Funding** - To address the challenges of School-Based Health Centers, the Health Department is proposing technical solutions through the "Youth Health Initiative." As proposed, the Initiative is comprised of a telecommunications system that includes the following two components: (1) interactive Web pages for each school-based site to empower students to access the health services using the Internet, and (2) high speed broadband connectivity through AT&T's "Community Information Network" (I-Net) to support the use of a management information system with other clinics in the county.
- IV. Financial Impact** - The Health Department will request approximately \$900,000 through the Community Access Program to support the design and implementation of the Youth Health Initiative project. No local match is required of successful grantees. However, the Health Department will contribute some staff time to ensure the integration of the Youth Health Initiative into the operational structure of School-Based Health Centers.
- V. Legal Issues** - The Health Department will negotiate appropriate interagency agreements with schools that are currently served by a School-Based Health Center. These agreements will be reviewed and approved by County Counsel prior to being executed. Additionally, the Health Department's current system of managing health information requires that the Department comply with the provisions of the Health Insurance Portability and Accountability Act (HIPAA). HIPAA establishes national accountability standards that apply to organizations that electronically collect, store and transmit confidential health information. The Department will ensure that the proposed project is HIPAA compliant.
- VI. Controversial Issues** - If this project is awarded funding, the Health Department will be among the first to connect to the I-Net (a new broadband system). As with any new technology application, unknown challenges often need to be addressed. The Department will take steps during the course of the project to minimize potential challenges through system planning and design.
- VII. Link to Current County Policies** - This project will contribute to the assurance that students using the Health Department's School-Based Health Centers are providing high quality care through a system that enables remote access to health services. This project will also provide School-Based Health Centers with the infrastructure capabilities to participate in the Oregon Community Health Information Network's practice management information system being established as a collaborative partnership between the Health Department, state and local agencies and nonprofit organizations throughout the state.
- VIII. Citizen Participation** - This project will involve students from each of the schools served by a School-Based Health Center in the development of specific interactive Web pages.
- IX. Other Government Participation** - The Multnomah County Health Department will partner with local school districts that provide space for School-Based Health Centers (Portland Public Schools, Parkrose School District, David Douglas School District). Additional partners include the Multnomah County ESD, County's Information Services Department, Community and Family Services and the Oregon Community Health Information Network.

## BOGSTAD Deborah L

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**From:** WALTZ Tom R  
**Sent:** Tuesday, May 01, 2001 8:48 AM  
**To:** BOGSTAD Deborah L  
**Cc:** SARAGOZA Consuelo C; BARDI Steven C; DANIELS Jill A; SPOFFORD Mark  
**Subject:** RE: May 3, 2001 Multnomah County Commission Meeting Agenda

**Importance:** High

Deb...We have decided not to pursue one of the two grant applications that we have submitted as Notices of Intent for this week's Board meeting. That would be the Health Resources Services Administration's Community Access Program grant. The other one (SAMHSA mental health) is still on. I will inform the staff that will be at the Board's meeting on Thursday of the cancellation to avoid any confusion. Thanks.

TW (Ext 22670)

-----Original Message-----

**From:** BOGSTAD Deborah L  
**Sent:** Friday, April 27, 2001 4:53 PM  
**Subject:** May 1 & 3, 2001 Multnomah County Commission Meeting Agenda

### MAY 1 & 3, 2001 BOARD MEETINGS FASTLOOK

9:00 a.m. - 3:00 p.m. Tuesday Budget Work Session  
9:30 a.m. Thursday Executive Budget Message and Resolution  
9:45 a.m. Thursday CBDG Hearing/Plan  
10:05 a.m. Thursday Older Americans Month Proclamation  
10:10 a.m. Thursday Health Department NOI  
10:25 a.m. Thursday St Clare School  
10:30 a.m. Thursday 1st Reading CBAC Ordinance  
10:35 a.m. Thursday Oregon Food Bank Fundraising Event on Hawthorne Bridge  
10:45 a.m. Thursday Briefing on the Mentally Ill in the Criminal Justice System  
2001-2002 Updated Multnomah County Budget Deliberations Schedule  
<< File: 05-03-01.doc >>

Deb Bogstad, Board Clerk  
Multnomah County Chair's Office  
501 SE Hawthorne Blvd., Suite 600 (503/600)  
Portland, Oregon 97214  
phone (503) 988-3277 fax (503) 988-3013  
<http://www.co.multnomah.or.us/cc/index.html>

MEETING DATE: May 3, 2001  
AGENDA NO: R-6  
ESTIMATED START TIME: 10:15 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Notice of Intent to Apply for Grant Funding – Primary Care

BOARD BRIEFING:

DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING:

DATE REQUESTED: May 3, 2001  
AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Health

DIVISION: Primary Care

CONTACT: Mark Spofford

TELEPHONE #: (503) 988-3674, ext 29094  
BLDG/ROOM #: 160/8

PERSON(S) MAKING PRESENTATION: Patsy Kullberg, M.D., Mark Spofford, Ph.D.

ACTION REQUESTED:

INFORMATIONAL ONLY    POLICY DIRECTION    APPROVAL    OTHER

SUGGESTED AGENDA TITLE:

Notice of Intent to Apply for Grant Funding through the Substance Abuse and Mental Health Services Administration's "Build Healthy Communities Program" (Group IIB funding)

SIGNATURES REQUIRED:

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)

DEPARTMENT MANAGER: Lillian Shirley

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURE

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

01 APR 27 PM 2:30  
MULTNOMAH COUNTY  
OREGON  
COUNTY COMMISSIONER



MULTNOMAH COUNTY OREGON



## MEMORANDUM

**TO:** Bill Farver, Interim County Chair

**FROM:** Patsey Kulberg, M.D., Medical Director, and Interim Primary Care Director  
Mark Spofford, Ph.D., Behavioral Health Specialist (Ext. 29094)

**THROUGH:** Lillian Shirley, RN, MPH, MPA, Health Department Director

**SUBJECT:** Notice of Intent to Apply for Grant Funding through the Substance Abuse and Mental Health Services Administration's "Build Healthy Communities Program" (Group IIB funding)

**DATE:** April 25, 2001

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**REQUESTED PLACEMENT DATE:** May 3, 2001

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- I. Recommendation/Action Requested** - Authorize the Director of the Health Department to request grant funding through the Substance Abuse and Mental Health Services Administration's (SAMHSA) "Build Health Communities Program" to support the Multnomah County "Behavioral Health Integration Project" to reduce racial and ethnic disparities in the identification and treatment of psychiatric disorders.
- II. Background/Analysis** - SAMHSA is offering grant funding to selected eligible applicants through its "Build Healthy Communities Program" for 2001. Projects selected must support the design and implementation of services that build the community's mental health services capacity where there is a need for such capacity.

The Health Department operates seven Primary Care Clinics throughout Multnomah County. In Fiscal Year 2000 (7/99 - 6/00), out of the 24,254 clients served in the primary care clinics of the Division, 13,717 came from racial/ethnic minorities, as follows: African American - 2,199 (9.1% of total), Asian/Pacific Islander - 1,697 (7.0%), Hispanic - 9,693 (40.0%), and Native American - 128 (0.5%). A substantial number of the remaining clients come from newly arrived immigrant/refugee Caucasian ethnic groups (e.g., Russian, and a variety of Eastern European nationalities and languages). Corresponding proportions of these groups for Multnomah County as a whole are 7% African American, 6.5% Asian/Pacific Islander, 5% Hispanic, and 1% Native American.

Historically, primary care providers are generally poor at identifying and treating mental disorders in any of their patients, and they are especially poor at doing so with patients from other cultures and with non-English as a primary language. This deficit can be overcome, however, with focused intervention and training on effective screening and evidence-based best practice protocols for treatment. In fact, there is a good body of research that demonstrates that behavioral health intervention (pharmacologic and counseling) fully integrated into primary care settings can be effective and efficient, especially when services

are provided with adequate intensity and consistent follow-up, and patients have a choice in the type of intervention.

**III. Purpose of Grant Funding** - There are many barriers to increased utilization of mental health services by racial and ethnic minorities, even when those services are provided in a primary care setting that embraces diversity. For example, cost of treatment is a barrier for many. Stigma and mistrust are also significant barriers, especially for many refugees who come from countries where concepts of mental health distinct from physical health do not exist. Finally, language and cultural ignorance of providers are barriers to accessing services.

The reasons patients seek mental health services through primary care providers include easier access, concerns about confidentiality, public perception and stigmatization associated with mental health services, and social definitions about physical, behavioral, and emotional symptoms. The Multnomah County "Behavioral Health Integration Project" proposes to address these barriers and eliminate disparities in mental health care among ethnic and racial minorities.

**IV. Financial Impact** - The SAMHSA grant will pay 100 percent of project costs. The Health Department estimates that the cost of this project will be between \$400,000 and 550,000 each year for a period of three years (budget work is continuing).

**V. Legal Issues** - None. This project will embrace Department protocols for confidentiality and protection of clients' rights.

**VI. Controversial Issues** - Because funding is limited, this project will focus on two populations within the county - Hispanic and Russian. These populations were selected on the basis of data that indicates the presence of significant mental health disparities, and that they represent:

- Distinctively different cultures.
- A significant percentage of the Health Department's clientele.
- A high percentage of low-income, non-English speaking residents.

**VII. Link to Current County Policies** - This project is directly linked to the Health Department's policy on behavioral health primary care, and will be implemented in a manner that:

- Actively embraces the principles and practices of behavioral health as fundamental tools to improve the health of the communities we serve.
- Develop access to resources that will promote the application of behavioral health techniques in a wide range of community health problems.
- Provide diagnostic, treatment, and prevention services for behavioral health disorders and problems appropriate for primary care behavioral health management.

**VIII. Citizen Participation** - The Health Department has engaged several individuals and organizations in the preparation of this application, including members of the Latino Network.

**IX. Other Government Participation** - The Department of Community and Family Services, and Program Design and Evaluation Services are supportive and involved in the design of this project.

MEETING DATE: MAY 03 2001  
AGENDA NO: R-7  
ESTIMATED START TIME: 10:20  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Certificate of Appreciation from St Clare School

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: May 3, 2001  
AMOUNT OF TIME NEEDED: 15 minutes

DEPARTMENT: DLS & DSCD DIVISION: Administration

CONTACT: Mike Harrington & Amy Joslin TELEPHONE #: (503) 988-4525 & 988-4092  
BLDG/ROOM #: 317/Lib. Admin & 503/320

PERSON(S) MAKING PRESENTATION: Mike Harrington, Amy Joslin, and St Clare School

ACTION REQUESTED:

INFORMATIONAL ONLY     POLICY DIRECTION     APPROVAL     OTHER

SUGGESTED AGENDA TITLE:

Certificate of Appreciation on behalf of St Clare School on Board's decision to build the new Hillsdale Library to LEED standards.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)

DEPARTMENT MANAGER: Ginni Looper

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

MULTNOMAH COUNTY  
CLERK OF COUNTY COMMISSIONERS  
01 APR 27 10:12:25



**Department of Library Services**  
**MULTNOMAH COUNTY OREGON**

205 NE Russell Street  
Portland, Oregon 97212  
(503) 988-5402 phone  
(503) 988-5441 fax

## **SUPPLEMENTAL STAFF REPORT**

**TO:** Board of County Commissioners  
**FROM:** Department of Library Services  
Department of Sustainable Community Development  
**DATE:** April 23, 2001  
**RE:** Certificate of Appreciation from St Clare School

1. Recommendation/Action Requested:

Accept award from St. Clare School.

2. Background/Analysis:

The proposed Hillsdale library has identified the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) silver certification as a goal for this project. This goal was included in the project charter presented to the Board of County Commissioners for approval, and current design reflects LEED silver project components.

The U.S. Green Building Council is a national non-profit organization promoting the design, construction, and operation of buildings that are environmentally responsible, profitable, and healthy places to live and work. The U.S. Green Building Council has developed LEED as a rating system and accreditation tool to define "green building."

Green building is about design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants. The benefits of green building design include:

- ❖ Environmental – reductions in air pollution, water pollution, and solid waste creation, as well as reductions in depletion of finite resources.

- ❖ Economic – reductions in operation costs, enhanced asset value, and optimized life cycle economic performance.
- ❖ Health & Safety – improvements in indoor air quality, thermal and acoustic environments, as well as reductions in harmful pollutants, and increased personal satisfaction.

LEED certification includes five target areas:

1. Sustainable Sites
2. Water Efficiency
3. Energy and Atmosphere
4. Materials and Resources
5. Indoor Environmental Quality

Within each of these target areas, there are different “credits” or project design elements identified. The number of credits a project receives determines the level of certification. There are four certification levels: LEED certified, silver, gold and platinum.

Hillsdale Library is the first Multnomah County facility to target this prestigious certification. Included in the library will be a variety of energy efficient and environmentally friendly green building design elements. Currently under consideration are:

1. Sustainable Site -
  - Access to public transit
  - Alternative-fuel vehicle refueling
  - Reduced site disturbance to conserve existing natural areas
  - Stormwater management with landscape planters to handle 100% stormwater on-site
  - Light pollution reductions to surrounding sites.
2. Water Efficiency -
  - Water Efficient Landscaping – use of native plants that require no irrigation reducing potable water demands.
3. Energy and Atmosphere -
  - Energy efficiency 20% better than code – including a raised floor ventilation system.
  - Green power – Salmon-friendly hydropower, wind power, and solar power purchased from Portland General Electric.
4. Materials and Resources -
  - Construction waste management to salvage and/or recycle 75% of all construction wastes

- Resource reuse to use 5% salvaged building materials in the new building
- Recycled content materials to specify 25% building materials that have recycled content
- Local / regional materials to include 20% materials manufactured locally.

5. Indoor Environmental Quality -

- Carbon dioxide monitoring and increased ventilation effectiveness to bring more fresh air into the library in response to the number of library patrons.
- Low toxicity building materials including adhesives and sealants, paints and coatings, carpets and composite woods that are low in volatile organic compounds.
- Enhanced occupant thermal comfort with controls for humidity.
- Increased access to daylight and views including direct line of sight vision to the outdoors from 90% of all regularly occupied spaces.

With Hillsdale Library currently in design development, the final design elements are still being determined. However this list gives you an indication of the range of green building design components being evaluated and hopefully provides some insight into why the St. Clare School is getting excited about it. The benefits of green building design will be not only to Multnomah County, but also ultimately to the library patrons that will have good air quality, delighting, and a comfortable library for their enjoyment. The surrounding community will also have a building with a reduced environmental footprint with reductions in the requirements of energy use, water use, treatment of stormwater, and light pollution leaving the site.

It is the identification of these energy and environmental goals that St. Clare School would like to recognize Multnomah County.

- 3. Financial Impact: None
- 4. Legal Issues: None
- 5. Controversial Issues: None
- 6. Link to Current County Policies:

Supports the goals of the Department of Sustainable Community Development to conserve natural resources, improve air and water quality, provide environmentally friendly transportation, educate employees on sustainability, protect the environment, and create sustainable buildings, road maintenance and bridge operations.

Supports the proposed "Quality of Life" benchmark.

7. Citizen Participation:

Parents, Faculty, and Students of St. Clare School

8. Other Government Participation:

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**OBSERVATIONS AND ANALYSIS  
OF THE  
HISTORIC BIGLEAF MAPLE TREE  
AT THE HILLSDALE LIBRARY  
PORTLAND, OREGON**

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Prepared by:

**Walter H. Knapp**  
*Certified Forester, SAF*  
*Certified Arborist - ISA*  
7615 SW Dunsmuir  
Beaverton, OR 97007  
Phone (503) 646-4349  
Fax (503) 265-8117  
E-mail: [walterhknapp@att.net](mailto:walterhknapp@att.net)

April 18, 2001

## Background and Purpose

Plans are being developed for reconstruction and expansion of the Hillsdale Library in Portland, Oregon. A large bigleaf maple tree (*Acer macrophyllum*) is growing at the rear of the site. Questions have been raised regarding the health of the tree and its suitability for retention within the new landscape of the library. This report describes the condition of the tree and its requirements for maintaining health and vigor. It is based on my field observations on March 30, 2001, and subsequent analysis.

## Limitations

This report is not to be taken as an advocacy for or against retention of the tree. It is presented as an unbiased evaluation based on my observations. Portions of the report should not be extracted out of context with the whole.

## Tree and Site Characteristics

The tree is growing in the southeast corner of the library property in a small grassy plot surrounded by a paved driveway and parking area. It is bordered on the east by a two-storied apartment building and on the south by a flat-roofed commercial building (figure 1a).

The tree is a large specimen, with a diameter (DBH)<sup>1</sup> of 47 inches and a height of 60 feet. The base of the tree is raised about 2½ feet above the level of the surrounding grounds (figure 1b). The crown is wide and symmetrical, with a spread averaging 56 feet. Its form is decurrent<sup>2</sup>, with multi-stem trunks typical of open grown bigleaf maples (figure 1c). The age of the tree was not determined, but is probably in excess of 130 years. Although some specimens can live for 200 years or more, this tree is considered as overmature. Nevertheless, it appears to be vigorous and in overall good physiological condition.

**Root System.** The roots on this tree are extremely shallow. As shown on the enclosed photographs, many of the large buttress roots are exposed on the

---

1 DBH: Diameter at breast height, 4½ feet above mean ground level, measured in inches.

2 Decurrent: Referring to crowns that are made up of many codominant branches; lacking a central leader.

upper surface. Still others are directly beneath the surface of the driveway and parking area, and are lifting and cracking the asphalt. It was beyond the scope of my analysis to determine the location and extent of the absorptive (fine) roots, but they undoubtedly extend considerably farther than the dripline<sup>3</sup> of the tree, even into the surfaced area. A partial excavation of the root crown and buttress roots did not reveal any indication of root decay, despite the presence of mushrooms resembling *Armillaria*. All of the roots examined appeared to be sound. I was unable to find either the *Armillaria* mycelium or its diagnostic black "shoestrings." In addition, the *Armillaria* mushrooms would normally be found in the autumn, rather than in springtime.

**Trunk and Large Scaffold Branches.** I climbed the lower part of the tree and examined these areas using an increment borer and hammer sounding. Conditions included:

- A large "bowl" at the convergence of the codominant stems has accumulated debris and moisture (figure 1c). Although this has resulted in surface deterioration, I was unable to find associated major stem decay.
- Some large branches and codominant stems had minor pockets of decay. These did not appear to be connected or extensive.
- One 4-inch diameter branch on the north side of the tree has active decay and a hollow. This branch could fail at any time and should be removed.
- Old pruning scars and other wounds are healing satisfactorily. The tree appears to be able to compartmentalize<sup>4</sup> wounds better than most overmature bigleaf maples I have observed.

**Fine Branches and Foliage.** I examined the tree before the new leaves had grown. Photographs provided to me by John Benecki show that leaf growth and development appear normal, and the crown was fully formed. There was no indication of crown dieback or *Verticillium* wilt. This was substantiated by my binocular examination of the fine branches in the upper crown. I noted that the tree had been pruned in past years, and there was no indication of negative response.

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3 The dripline of a tree is defined as the outermost extension of the foliage.

4 Compartmentalization is the process that creates physical and chemical boundaries that limit the spread of decay.

**Conclusion: Tree Condition.** In my opinion, the tree is in good condition. Its vigor is above average for its age. Although there are some indications of stem decay, the amount is minor. The major structural problem with this tree is its widespread and shallow root system. At the present time, this does not threaten the tree; however, it would be a major limiting factor during expansion of the library.

### Trees and Development

As noted earlier, the root system of this tree extends well beyond the dripline. Tree scientists and practitioners have attempted to estimate how much of the root system is needed to maintain health and stability of the tree. I used the system described by Harris et al.<sup>5</sup> to estimate the *optimal protection area*. For a 47-inch DBH overmature bigleaf maple, the optimal protection area is about 1700 square feet in area, or a circle with a 47-foot radius centering on the tree. Even though tree roots can occupy a very broad area, they may not depend on an optimal protection area for survival and good growth. A smaller zone, the *minimum protection area*, can be defined, but its limits are somewhat arbitrary. For example, a minimum protection area can provide for the essential life processes of the tree, but there can also be negative effects on growth, vigor, and stability.

It has been estimated that "most healthy trees should be able to withstand removal of one-half of their absorbing roots without serious effect."<sup>6</sup> Based on this, a protection area of about 900 square feet would be considered adequate for this tree. In actual practice, the dripline of the tree is often associated with the extent of the *critical root zone*. With a crown radius of 28 feet, this tree has a dripline area of about 600 square feet. Although this is less than the minimum protection area of 900 square feet, the actual requirements of this tree are not known.

In my experience, protection of the area beneath the dripline will adequately protect most trees, even though many of the fine roots are lost. This is

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5 Harris, R.W., J.R. Clark, and N.P. Matheny. Arboriculture – Integrated management of landscape trees, shrubs, and vines. 3<sup>rd</sup> ed. 1999. Simon and Schuster, Upper Saddle River, NJ 07458.

6 Sinclair, W.A, H.L. Lyon, and W.T. Johnson 1987. Diseases of trees and shrubs. Ithaca, NY: Cornell Univ. Press.

dependent on other factors, including (1) restriction on fill material, (2) reduced compaction, and (3) elimination of mechanical damage to the roots within the protected area.

**Conclusion: Trees and Development.** In my opinion, an area of 600 square feet or more would be adequate for the protection of this tree, provided that fill material is restricted, the soil is not further compacted, and the roots are not physically damaged within the protection zone. Ideally, the conformation of the protection zone should be circular, but this is not a critical criterion, since the tree roots are opportunistic and will adapt to the available area.

This report has not addressed construction methods that can be used to protect trees. It should be noted that there are many approaches that have been successfully used to protect tree roots in paved areas and other situations where damage would otherwise occur.



Walter H. Knapp  
Certified Forester, SAF  
Certified Arborist, ISA PN-0497

Enclosures

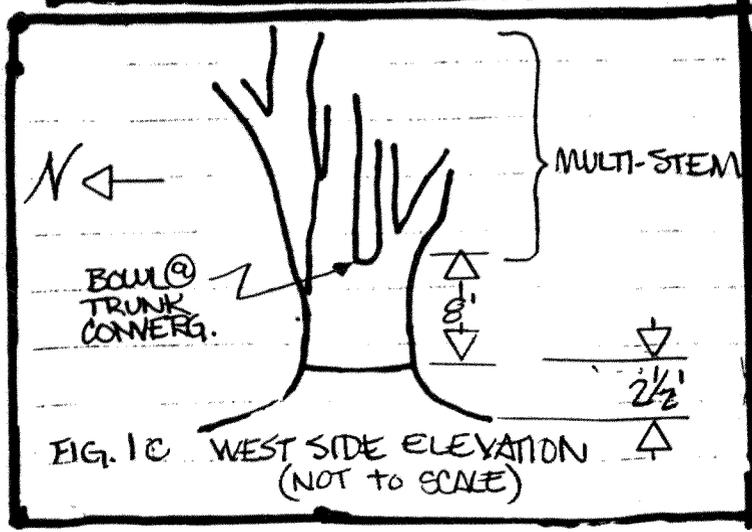
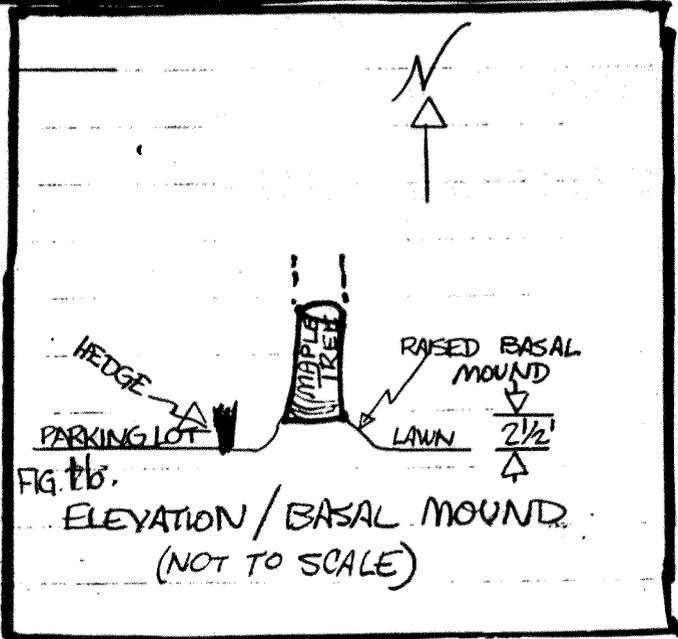
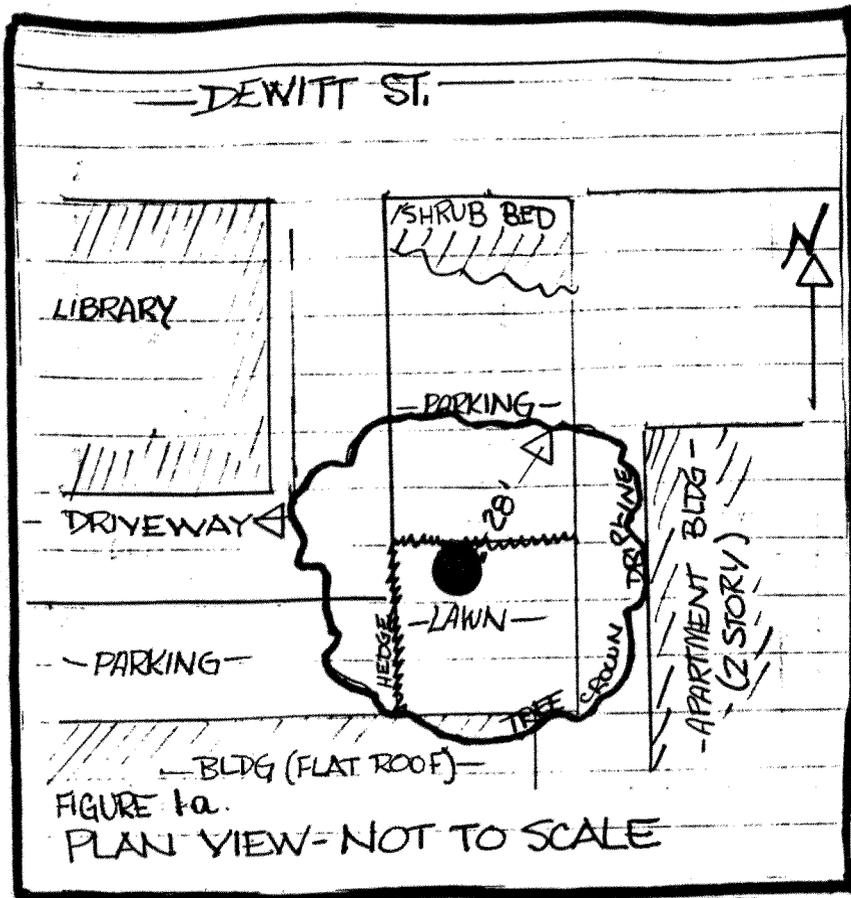
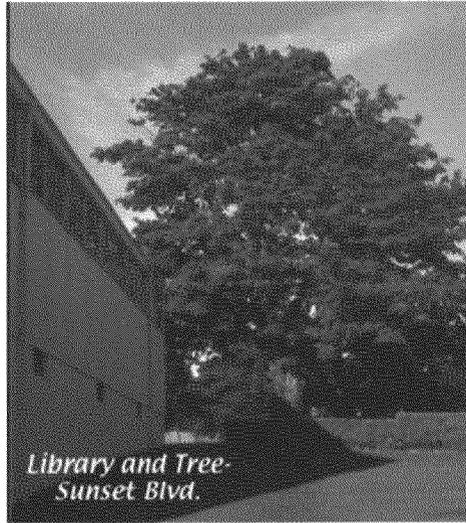
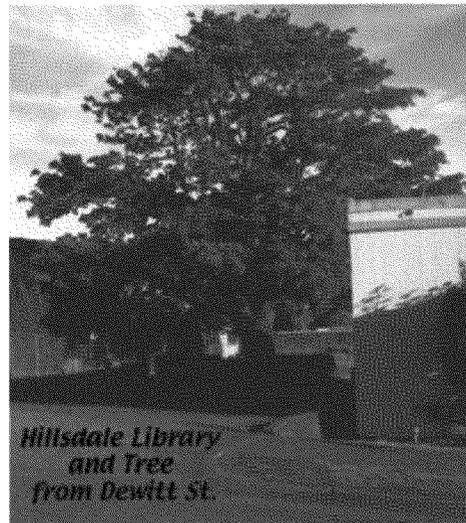


Figure 1.  
Hillsdale Library  
Bigleaf Maple Tree



*Library and Tree-  
Sunset Blvd.*



*Hillsdale Library  
and Tree  
from Dewitt St.*



**Tree in outline: uniform crown**  
Bigleaf maple (*Acer macrophyllum*)  
Hillsdale Library



**Old pruning scar: good callus  
growth and wound closure**  
Bigleaf maple (*Acer macrophyllum*)  
Hillsdale Library



**Surface roots in parking lot raising  
and cracking asphalt**  
*Bigleaf maple (*Acer macrophyllum*)*  
*Hillsdale Library*

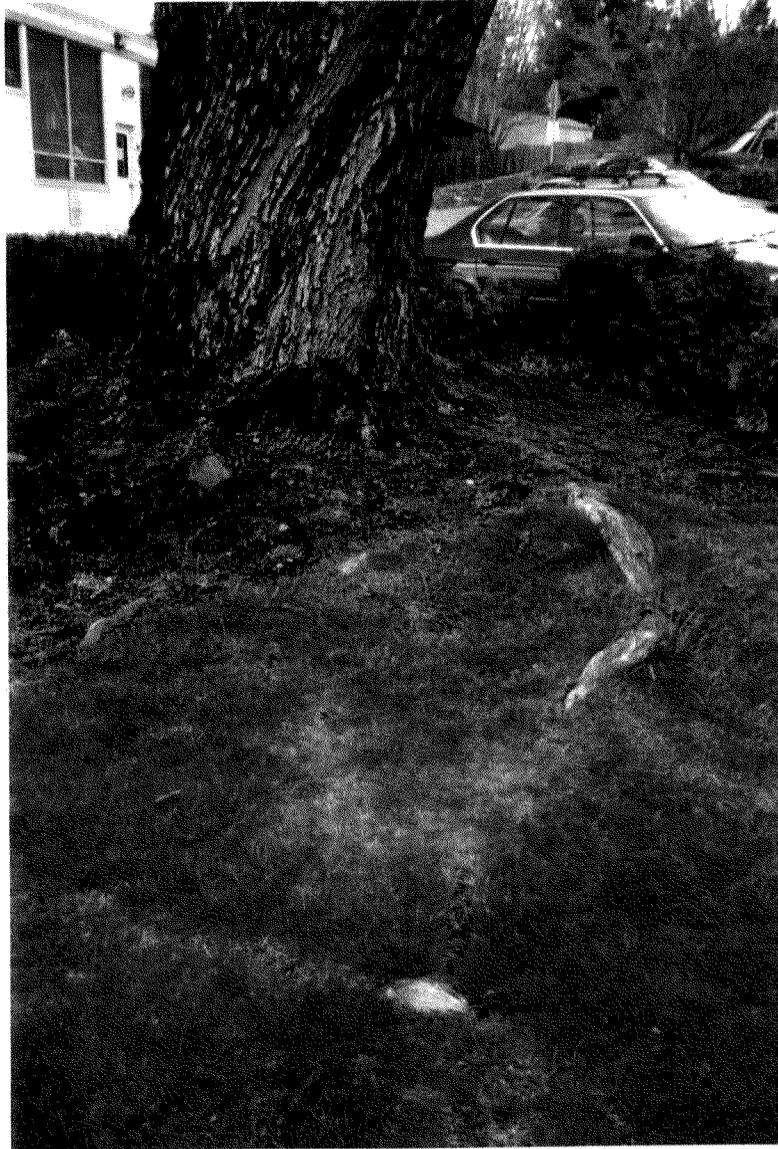


**Large buttress root on surface -  
Indication of widespread shallow  
rooting pattern**

*Bigleaf maple (Acer macrophyllum)*  
*Hillsdale Library*



**Shallow decay pocket at old  
pruning wound site**  
*Bigleaf maple (Acer macrophyllum)*  
*Hillsdale Library*



**Shallow roots in lawn; mower  
damage in foreground**  
**Bigleaf maple (*Acer macrophyllum*)**  
**Hillsdale Library**

MEETING DATE: May 3, 2001  
AGENDA NO: R-8  
ESTIMATED START TIME: 10:30 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Amend Code to Include CBAC Process for Dept. of Aging & Disability Services

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: May 3, 2001  
AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Non-Departmental DIVISION: Citizen Involvement Committee

CONTACT: Kathleen Todd TELEPHONE #: 503-988-3450  
BLDG/ROOM #: 412/206/CIC

PERSON(S) MAKING PRESENTATION: M'Lou Christ, Chair, Central CBAC

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

ORDINANCE Amending Multnomah County Code §§ 3.301 and 3.306 relating to the Citizen Budget Advisory Committee (CBAC) for the Department of Aging and Disability Services

SIGNATURES REQUIRED:

ELECTED OFFICIAL: \_\_\_\_\_  
(OR)

DEPARTMENT MANAGER: John Legry

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

01 APR 26 PM 6:30  
MULTNOMAH COUNTY  
OREGON  
CLERK OF COUNTY COMMISSIONERS



**Citizen Involvement Committee**  
**MULTNOMAH COUNTY OREGON**

2115 SE Morrison, Room 206  
Portland, Oregon 97214  
(503) 988-3450 phone  
(503) 988-5674 fax

**SUPPLEMENTAL STAFF REPORT**

**TO:** Board of County Commissioners  
**FROM:** Citizen Involvement Committee  
**DATE:** April 20, 2001  
**RE:** Amending Multnomah County Code §§ 3.301 and 3.306 relating to the Citizen Budget Advisory Committee (CBAC) for the Department of Aging and Disability Services.

1. Recommendation/Action Requested:

Amendment establishes a process and framework for the CBAC for the Department of Aging and Disability Services to participate within the CBAC Program.

2. Background/Analysis:

Amends the code to establish the configuration of a CBAC for the Department of Aging and Disability Services and provides representation from the department's CBAC to the Central CBAC.

3. Financial Impact:

N/A

4. Legal Issues:

N/A

5. Controversial Issues:

N/A

6. Link to Current County Policies:

Consistent

7. Citizen Participation:

This amendment was developed by the Central CBAC in collaboration with representatives from the Elders in Action Commission, and the Disability Services Council and reviewed by the Citizen Involvement Committee.

8. Other Government Participation:

Reviewed by the Disability Services Advisory Council, Elders in Action Commission, and department staff.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. \_\_\_\_\_

Amending Multnomah County Code §§ 3.301 and 3.306 Relating to the Citizen Budget Advisory Committee (CBAC) for the Department of Aging and Disability Services

(Language stricken is deleted; double- underlined language is new.)

**The Multnomah County Board of Commissioners Finds:**

- a. There has not been a process for the Department of Aging and Disability Services CBAC to participate within the CBAC Program.
- b. It is necessary to amend the code to provide the framework for this participation.

**Multnomah County Ordains as Follows:**

**Section 1.** MCC § 3.301 is amended as follows:

**§ 3.301 Committees Established.**

There are established Citizen Budget Advisory Committees for the Department of Community and Family Services, the Department of Sustainable Community Development, the Department of Juvenile and Adult Community Justice, the Health Department, the Department of Aging and Disability Services, the Department of Support Services, the Sheriff, the District Attorney, the county Non-Departmental programs, and the Library. The Library Board shall function as the Library Citizen Budget Advisory Committee, ~~and the Community Health Council shall function as the Health Department Citizen Budget Advisory Committee, and the Disability Services Advisory Council and the Elders in Action Commission Leadership Team shall function~~ in concert as the Department of Aging and Disability Services Citizen Budget Advisory Committee. The Community Health Council, ~~and the Library Board, and the Disabilities Services Advisory Council and the Elders in Action Commission Leadership Team~~ shall continue as presently constituted, notwithstanding any conflicting provisions of this subchapter. The Citizen Budget Advisory Committees are charged to act as Advisory Committees to the Board and all county directors, elected officials, and Non-Departmental programs. Citizen Budget Advisory Committees will actively participate in county budget development and review, give advice on policy considerations, and participate in operational and strategic planning.

Section 2. MCC § 3.306 is amended as follows:

**§ 3.306 Central Citizen Budget Advisory Committee.**

(A) Each Citizen Budget Advisory Committee shall select one of its members to serve on the Central Citizen Budget Advisory Committee, except for the Department of Aging and Disability Services where the Disability Services Advisory Council and the Elders in Action Commission Leadership Team shall each select a member to serve as co-representatives.

(B) Appointments to the Central Citizen Budget Advisory Committee will be for one year.

(C) The Citizen Involvement Committee shall appoint a member at large who will be designated Chair of the Central Citizen Budget Advisory Committee.

(D) The Central Citizen Budget Advisory Committee shall be a steering committee for the Budget Advisory Committees; shall be responsible for coordinating all deadlines, reports and activities of the Citizen Budget Advisory Committee process; shall provide training for Citizen Budget Advisory Committee members; and shall produce a report of its recommendations to the Chair, the Board and the public.

(E) The Central Citizen Budget Advisory Committee shall respond to the concerns of the Citizen Budget Advisory Committees and may reflect the concerns of the public at large.

(F) The Central Citizen Budget Advisory Committee is charged with making county-wide recommendations to the Chair, the Board and the public, which may cross departmental lines and affect one or more departments.

(G) The Central Citizen Budget Advisory Committee will receive technical assistance and clerical support from the Citizen Involvement Committee.

FIRST READING:

May 3, 2001

SECOND READING AND ADOPTION:

May 10, 2001

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By Patrick W. Henry, Assistant County Attorney

#1

# SPEAKER SIGN UP CARDS

DATE 5/3/01

NAME Jerry Tippins <sup>MS</sup>

ADDRESS 2540 NE Riverside Way  
Portland, OR 97211

PHONE 503-282-0555

SPEAKING ON AGENDA ITEM NUMBER OR  
TOPIC R9 - Food Bank

GIVE TO BOARD CLERK

#2  
SPEAKER SIGN UP CARDS

DATE 5/3/01

NAME Rachel Bristol

ADDRESS 2540 NE Riverside Way  
Portland, OR 97211

PHONE 503-282-0555 xt 219

SPEAKING ON AGENDA ITEM NUMBER OR  
TOPIC B-9

GIVE TO BOARD CLERK

#3

# SPEAKER SIGN UP CARDS

DATE 5/3/01

NAME Lorinda Moholt

ADDRESS 3531 SW 57th Ave  
Redmond, Oregon

PHONE 292-9305

SPEAKING ON AGENDA ITEM NUMBER OR  
TOPIC R-9

GIVE TO BOARD CLERK

#4

# SPEAKER SIGN UP CARDS

DATE 5/3/01

NAME DAN YATES

ADDRESS 110 SE CARUTHER  
Portland, OR 97214

PHONE (503) 224-3900

SPEAKING ON AGENDA ITEM NUMBER, OR  
TOPIC BRIDGE CLOSURE HAWTHORN

GIVE TO BOARD CLERK

R-9

MEETING DATE: May 3, 2001  
AGENDA NO: R-9  
ESTIMATED START TIME: 10:35 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Granting the Oregon Food Bank Permission to Host a Fundraising Event on the Hawthorne Bridge

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: Thursday, May 3, 2001  
AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Non-Departmental DIVISION: Commissioner Serena Cruz  
CONTACT: Mary Carroll x 85275 TELEPHONE #: (503) 988-5219  
BLDG/ROOM #: 503-600

PERSON(S) MAKING PRESENTATION: Lorinda Mullholland

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

*Resolution Granting the Oregon Food Bank Permission to Host a Fundraising Event on the Hawthorne Bridge in Conjunction with its Waterfront Blues*  
*05/04/01 Copies to Co Serena Cruz & PAO & BOARD & DSCD*

SIGNATURES REQUIRED:

ELECTED OFFICIAL: Serena Cruz  
(OR)

DEPARTMENT MANAGER: \_\_\_\_\_

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email [deborah.l.bogstad@co.multnomah.or.us](mailto:deborah.l.bogstad@co.multnomah.or.us)

01 APR 26 PM 6:04  
MULTNOMAH COUNTY  
OREGON  
COUNTY CLERK'S OFFICE



**Serena Cruz, Multnomah County  
Commission District Two**

Suite 600, Multnomah Building  
501 SE Hawthorne Boulevard  
Portland, Oregon 97214  
Email: [serena.m.cruz@co.multnomah.or.us](mailto:serena.m.cruz@co.multnomah.or.us)

Phone: (503) 988-5219  
FAX: (503) 988-5440

## **SUPPLEMENTAL STAFF REPORT**

TO: Board of County Commissioners

FROM: Commissioner Serena Cruz

DATE: April 23, 2001

RE: Closure of the Hawthorne Bridge and permitting alcohol to be served at fundraising event for the Oregon Food Bank.

1. Recommendation/Action Requested: Support the request from Oregon Food Bank to close the Hawthorne Bridge from 6:30 p.m. July 3 to 5:00 a.m. July 5, 2001 and permit alcohol to be served during dinner event on the Bridge in order to raise funds for the Oregon Food Bank Capital Campaign.

2. Background/Analysis:

Multnomah County is currently developing policies to establish conditions and procedures for special event uses of Willamette River bridges which impact traffic and public use of the bridges. The policies will soon be distributed to stakeholders for comment and may be adopted by the Board of County Commissioners by Summer, 2001.

The Oregon Food Bank has applied for a special use permit for the Hawthorne Bridge to hold a fundraising dinner for its Capital Campaign in conjunction with their Waterfront Blues Festival, which will be held July 4-July 8th, 2001.

On July 4, 2000, the Oregon Food Bank successfully held its first "Star-Spangled Blues" gala on the Hawthorne Bridge, which raised over \$100,000 for its Capital Campaign.

The organizers at the OFB requests that the Hawthorne Bridge be closed to vehicle traffic from 6:30 p.m. July 3rd to 5:00 a.m. July 5th in order to facilitate the set-up and take down of flooring, tables, chairs, lighting, and food service equipment. The OFB also requests permission to serve alcoholic beverages during the event. There will be no signs or banners containing any logos or sponsors names on the Bridge.

Pedestrian traffic will be allowed on the north pedestrian walkway throughout the entire weekend. The south pedestrian walkway will be closed.

OFB will meet or exceed all of the requirements in the draft Bridge use ordinance. They will get appropriate permits from PDOT, ODOT, US Coast Guard, OLCC, and will work with the County, Tri-Met, the City of Portland Police and Fire Bureaus, and the Bureau of Emergency Communications, to coordinate a traffic control plan. OFB will provide 24-hour security personnel during the closure of the bridge. OFB has developed an outreach plan with the County's Public Affairs Office to inform citizens and organizations impacted by the closure of the Bridge, including marinas, tour boat operators, visitor bureaus, neighborhood associations and business associations.

The OFB Capital Campaign has raised \$9 million of its \$11 million goal and recently broke ground for its badly-needed 104,000 square foot warehouse and office facility to serve its statewide network. Ownership of a new consolidated building will enable the Food Bank to reduce operating costs and will provide additional food to agencies in order to meet the increasing demand for food assistance.

Since 1987, the Oregon Food Bank has sponsored The Waterfront Blues Festival, which has raised over \$1.6 million and 660,500 pounds of food to alleviate hunger in Oregon. Over 1000 OFB volunteers will be working during the four-day festival. All of the proceeds benefit the operations of the Oregon Food Bank, a network of regional food distribution centers that link 700 food pantries and other hunger relief agencies in every county in Oregon and Clark County, WA.

3. Financial Impact: Oregon Food Bank will provide insurance to indemnify Multnomah County.

4. Legal Issues:

5. Controversial Issues:

(1) Multnomah County has a policy that alcohol will not be served or sold at events organized or produced by the County. (2) Closure of the Hawthorne Bridge during the Fourth of July celebration will have negative impacts on vehicle and pedestrian traffic. The Hawthorne Bridge has been closed on weekends during March and April due to the filming of a movie. Construction work on the Ross Island, Morrison and Broadway Bridges continues and will add to the impact on traffic.

6. Link to Current County Policies: Linked to the County Benchmark to reduce the number of children in poverty.

7. Citizen Participation: Volunteers will plan and host the “Star Spangled Blues”. The volunteer OFB Capital Campaign Cabinet will sell the tickets to the event. OFB will develop an outreach plan to inform the public about the closure of the Bridge.

8. Other Government Participation: The Oregon Food Bank will continue to work with Multnomah County, the City of Portland to acquire necessary permits and to develop traffic and emergency plans.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Granting the Oregon Food Bank permission to host a fundraising event on the Hawthorne Bridge.

**The Multnomah County Board of County Commissioners Finds:**

- a. In 1999, 464,000 people received emergency food boxes from the Oregon Food Bank Network, an increase of 15% over the preceding year. That is the equivalent of one in eight people in Oregon and Clark County, Washington.
- b. Nearly half of the Oregonians receiving emergency food each year are children.
- c. The Oregon Food Bank is a community-based non-profit organization dedicated to fighting hunger and its root causes. Food from a variety of sources is distributed through its warehouses to a network of eighteen regional food banks across Oregon and 280 local agencies in Multnomah, Clackamas and Washington Counties as well as Clark County, Washington.
- d. Since 1987, the Oregon Food Bank has sponsored the Waterfront Blues Festival, which has attracted more than 100,000 attendees who have donated over \$1.6 million and 660,500 pounds of food for the Oregon Food Bank.
- e. Last year, The Oregon Food Bank had to turn down over four million pounds of potential food donations because of the lack of storage and warehouse space. This food is equivalent to 100,000 additional food boxes, each containing a three to five day supply of food for a family of three.
- f. The Oregon Food Bank Capital Campaign seeks to raise \$11 million to construct a 104,000 square foot warehouse and office facility. This facility will remove barriers that limit the amount of food gathered, allow more member agencies to be served and reduce the costs of collecting and distributing food to the network.

**The Multnomah County Board of Commissioners Resolves:**

1. The Oregon Food Bank is granted permission to conduct a special event on the Hawthorne Bridge in conjunction with the Waterfront Blues Festival to raise funds for its Capital Campaign.
2. The Hawthorne Bridge will be closed to vehicle traffic from 6:30 p.m. on July 3, 2001 to 5:00 am on July 5, 2001.

3. The Oregon Food Bank will obtain any permits required by the Oregon Liquor Control commission for the event.
4. The Oregon Food Bank will obtain the necessary permits from Multnomah County. The Oregon Food Bank and Multnomah County will obtain the necessary permits from the City of Portland, Oregon Department of Transportation. The Oregon Food Bank will develop a transportation plan for the bridge closure. The Oregon Food Bank will also implement a plan to inform interested parties such as marine and tour boat operators, businesses, visitors and neighborhood associations about the bridge closure to avoid unnecessary inconvenience.

ADOPTED this 3rd day of May, 2001.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

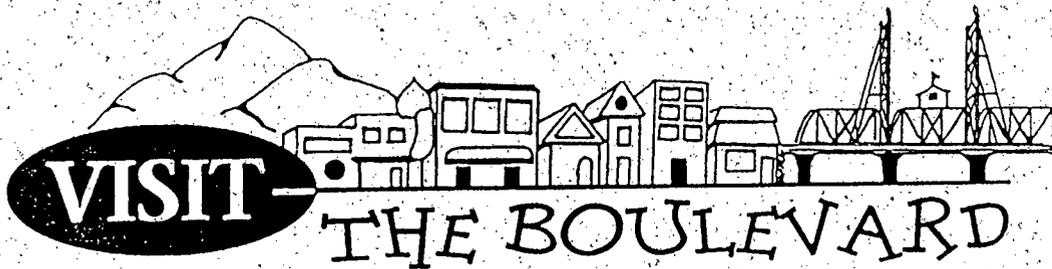
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Bill Farver, Interim County Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

  
\_\_\_\_\_  
Thomas Sponsler, County Attorney



**RECEIVED**

MAY 02 P.M.

**BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR**

Hawthorne Marketing Group  
3719 SE Hawthorne Blvd Suite 201  
Portland, OR 97214

2 May, 2001

Board of Multnomah County Commissioners  
Portland, OR

Dear Chair Farver and Commissioners Anderson, Cruz, Naito and Roberts:

We have just been notified that there is a request in process to close the Hawthorne Bridge July 3 and 4, 2001 for a fundraising event. Hawthorne District businesses and restaurants will be open July 3 and many will be open July 4. We rely on cross-river traffic to keep our doors open, our businesses viable, and our employees employed.

Enclosed you will find letters from several Hawthorne businesses urging you to deny the use of the bridge for the fundraising event. In the spirit of cooperation, we would ask that you keep the bridge open to vehicular, pedestrian and bicycle traffic at least July 3, both day and evening. We understand that the permit request is already in process and we could compromise with a bridge closure July 4.

In the event of future such permit requests, we urge you to not let the Hawthorne Bridge be used for events unrelated to its purpose; cross-river transportation. Please do not set the precedent that our public right-of-ways are available for private use.

Respectfully submitted,

Corey Brunish, Brunish Properties  
Lois Hankins, Hnkins True Value  
Jim White, Guitar Crazy  
Roger Swygart, Daydream Café  
Mary Sellin, M. Sellin Ltd  
Jeri Baumgardner, In Her Image Gallery  
Ursula Dohn, Savvy Plus  
Sunita McKenzie, Wildflowers on Hawthorne  
Alex Reese, Hubers Café  
Sherman Coventry, Coventry Cycle Works  
Murray Renicle III, Murrays Pizza Pub  
Jerry Otto, Burgerville  
Vincent Lissner, Vincente's Gourmet Pizza  
Albert McLaughlin, Elizaveth Furniture  
Taste of Europe  
Pam Gilman, Ten Thousand Villages  
Kathy Bergin, 3 Doors Down  
Chris Migdol, Compass Café

# IN HER IMAGE

G · A · L · L · E · R · Y

3208 SE HAWTHORNE BLVD  
PORTLAND, OR 97214  
503-231-3726

RECEIVED

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR



2 May, 2001

Board of Multnomah County Commissioners  
Portland, OR

Dear Chair Farver and Commissioners Anderson, Cruz, Naito and Roberts;

With one day's notice, I have just been informed that you will be considering permit requests which will again close the Hawthorne Bridge to vehicle traffic July 3 and 4. As a business owner, and charitable donor to many non-profit organizations like the ones making the requests, I am urging you to NOT issue permits for use of the Hawthorne Bridge that will necessitate its closure to vehicle traffic, but to encourage the petitioners to find another location for their event.

Many Hawthorne businesses will be open those days in an attempt to make a living for our employees as well as the owners. With the already fragile retail economy, and the current closure of the Hawthorne Bridge for the filming of "The Hunted", my business, like many others in my community, is teetering on the edge of crisis. A once viable and healthy shopping district has been brought to its knees, beginning with the Hawthorne Bridge closure two years ago followed by numerous transportation and sewer projects.

Portland is a wonderful city with many fine locations for charitable events. I urge you to discourage use of our public right-of-way and lifeline between downtown and the Hawthorne Business District by NOT issuing permits for this type of use of the Hawthorne Bridge.

Thank you for considering my request.

Sincerely,



**RECEIVED**

MAY 02 P.M.

**BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR**

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

Dear Chair Farver and Commissioners Anderson, Cruz, Naito, and Roberts,

I have just been informed that you are considering another non-essential Hawthorne Bridge closure on July 3<sup>rd</sup> and 4<sup>th</sup>. As both a business owner on Hawthorne Boulevard whose business will be open those days and who also supports many non-profit organizations, I respectfully request that you deny Oregon Food Bank's request. As I am sure you are aware, Hawthorne Bridge closures adversely affect many businesses on Hawthorne. We are still trying to overcome the losses due to the current closures because of filming of "The Hunted".

The bridge needs to serve its function, which is to allow pedestrians, bicyclists, and automobiles to cross the river. Many businesses in the Hawthorne Business District depend on this flow of traffic. We know first-hand the impact the bridge closure and sewer project have on our businesses. We thought we were on the road to recovery when we got hit with lane and bridge closures due to "The Hunted".

Intermittent closing of the bridge confuses travelers and cuts off customers to our businesses. In this fragile economy, many small independent businesses cannot weather this kind of adversity much longer.

Don't let this essential transportation structure be used for stationary activities or as someone's private property. These bridges were not designed as parks, plazas or gathering places for events.

Oregon Food Bank is an important non-profit organization, as are many others. There are a number of fine locations for fund-raising that do not obstruct traffic or require closures of vital transportation links. I urge you to deny Oregon Food Bank's request to close the Hawthorne Bridge.

Respectfully,

**CORPORATE OFFICE** M. SELLIN LTD. P.O. Box 204 Cannon Beach, OR 97110 phone 503.436.1572 fax 503.436.1573  
email - msellin@msellinltd.com www.msellin.com

**PORTLAND STORE**  
3556 S.E. Hawthorne Blvd. Portland, OR 97214 503.239.4605

**CANNON BEACH STORE**  
215 N. Hemlock P.O. Box 204 Cannon Beach, OR 97110 503.436.1572

**RECEIVED**

MAY 02 P.M.

**BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR**

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

Dear Chair Farver and Commissioners Anderson, Cruz, Naito, and Roberts,

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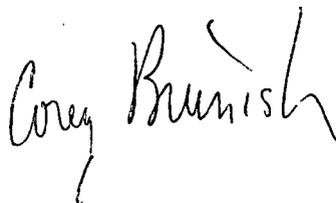
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Respectfully,



castagna



RECEIVED

May 02 P.M.

~~STEIN~~  
MULTNOMAH COUNTY CHAIR

2 May, 2001

Multnomah County Commissioners  
Address

Dear Commissioners;

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Portland is a wonderful city with many fine locations for charitable events. I urge you to discourage use of our public right-of-way and lifeline between downtown and the Hawthorne Business District by NOT issuing permits for this type of use of the Hawthorne Bridge.

Thank you for considering my request.

Sincerely,

# SAVVY PLUS

RECEIVED

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

(503) 231-7116

resale fashions size 12 and up...and more

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

Dear Chair Farver and Commissioners Anderson, Cruz, Naito, and Roberts,

I have just been informed that you are considering another non-essential Hawthorne Bridge closure on July 3<sup>rd</sup> and 4<sup>th</sup>. As both a business owner on Hawthorne Boulevard whose business will be open those days and who also supports many non-profit organizations, I respectfully request that you deny Oregon Food Bank's request. As I am sure you are aware, Hawthorne Bridge closures adversely affect many businesses on Hawthorne. We are still trying to overcome the losses due to the current closures because of filming of "The Hunted".

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Respectfully,

  
URSULA DOHN  
OWNER SAVVY PLUS

**RECEIVED**

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

2 May, 2001

Multnomah County Commissioners  
Address

Dear Commissioners;

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Portland is a wonderful city with many fine locations for charitable events. I urge you to discourage use of our public right-of-way and lifeline between downtown and the Hawthorne Business District by NOT issuing permits for this type of use of the Hawthorne Bridge.

Thank you for considering my request.

Sincerely,



HANKINS True Value  
1720 S.E. Hawthorne Blvd

503-236-2372

**RECEIVED**

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

2 May, 2001

Multnomah County Commissioners  
Address

Dear Commissioners;

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Thank you for considering my request.

Sincerely,

*JM WHITE*  
*GINAAL CRAZY*  
*1736 SE HAWTHORNE*

**RECEIVED**

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

2 May, 2001

Multnomah County Commissioners  
Address

Dear Commissioners;

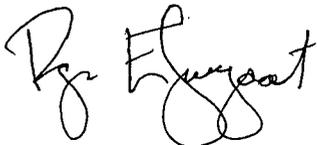
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Thank you for considering my request.

Sincerely,



Roger E. Soygart, Partner  
Daydream Cafe LLC

**RECEIVED**

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

2 May, 2001

Multnomah County Commissioners  
Address

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Thank you for considering my request.

Sincerely,

*Durita McKenzie*  
*Wildflowers on Hawthorne*

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

Dear Chair Farver and Commissioners Anderson, Cruz, Naito, and Roberts,

I have just been informed that you are considering another non-essential Hawthorne Bridge closure on July 3<sup>rd</sup> and 4<sup>th</sup>. As both a business owner on Hawthorne Boulevard *→ Downtown* whose business will be open those days and who also supports many non-profit organizations, I respectfully request that you deny Oregon Food Bank's request. As I am sure you are aware, Hawthorne Bridge closures adversely affect many businesses on Hawthorne. We are still trying to overcome the losses due to the current closures because of filming of "The Hunted".

The bridge needs to serve its function, which is to allow pedestrians, bicyclists, and automobiles to cross the river. Many businesses in the Hawthorne Business District depend on this flow of traffic. We know first-hand the impact the bridge closure and sewer project have on our businesses. We thought we were on the road to recovery when we got hit with lane and bridge closures due to "The Hunted".

Intermittent closing of the bridge confuses travelers and cuts off customers to our businesses. In this fragile economy, many small independent businesses cannot weather this kind of adversity much longer.

Don't let this essential transportation structure be used for stationary activities or as someone's private property. These bridges were not designed as parks, plazas or gathering places for events.

Oregon Food Bank is an important non-profit organization, as are many others. There are a number of fine locations for fund-raising that do not obstruct traffic or require closures of vital transportation links. I urge you to deny Oregon Food Bank's request to close the Hawthorne Bridge.

Respectfully,

*Alex Forder*  
MANAGER HUBBERS  
RESTAURANT

**RECEIVED**

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

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Respectfully,

*Sherman Coventry*  
*Coventry Cycle Works*  
*2025 56 Hawthorne*  
*Portland OR 97214*  
*(503) 230-7723*

RECEIVED

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

2 May, 2001

Multnomah County Commissioners  
Address

Dear Commissioners;

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Thank you for considering my request.

Sincerely,

MCRenick III  
Murray C. Renick III  
Murray's Pizza Pub  
2211 SE Hawthorne Blvd  
Portland OR 97214

**RECEIVED**

MAY 02 P.M.

**BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR**

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

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Respectfully,

  
Bungerville USA

RECEIVED

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

2 May, 2001

Multnomah County Commissioners  
Address

Dear Commissioners;

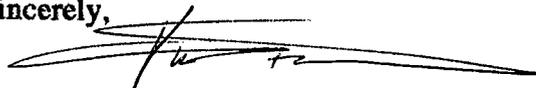
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Thank you for considering my request.

Sincerely,



VINCENT LISSNER OWNER  
VINCENT'S GOURMET PIZZA  
20<sup>TH</sup> & HAWTHORNE

RECEIVED

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

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Respectfully,

Albert McLaughlin

ELIZABETH - USED FUTURE

2045 Hawthorne

**RECEIVED**

MAY 02 P.M.

BEVERLY STEIN  
MULTNOMAH COUNTY CHAIR

May 1, 2001

Board of County Commissioners  
Portland, OR 97214

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Respectfully,



Taste of Europe

1739 SE Hawthorne Blvd  
PORTLAND, OR 97214

05-02/01

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 01-057**

Granting the Oregon Food Bank Permission to Host a Fundraising Event on the Hawthorne Bridge

**The Multnomah County Board of County Commissioners Finds:**

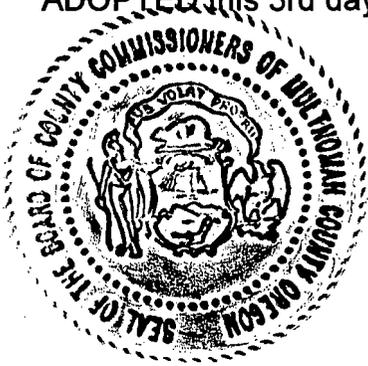
- a. In 1999, 464,000 people received emergency food boxes from the Oregon Food Bank Network, an increase of 15% over the preceding year. That is the equivalent of one in eight people in Oregon and Clark County, Washington.
- b. Nearly half of the Oregonians receiving emergency food each year are children.
- c. The Oregon Food Bank is a community-based non-profit organization dedicated to fighting hunger and its root causes. Food from a variety of sources is distributed through its warehouses to a network of eighteen regional food banks across Oregon and 280 local agencies in Multnomah, Clackamas and Washington Counties as well as Clark County, Washington.
- d. Since 1987, the Oregon Food Bank has sponsored the Waterfront Blues Festival, which has attracted more than 100,000 attendees who have donated over \$1.6 million and 660,500 pounds of food for the Oregon Food Bank.
- e. Last year, the Oregon Food Bank had to turn down over four million pounds of potential food donations because of the lack of storage and warehouse space. This food is equivalent to 100,000 additional food boxes, each containing a three to five day supply of food for a family of three.
- f. The Oregon Food Bank Capital Campaign seeks to raise \$11 million to construct a 104,000 square foot warehouse and office facility. This facility will remove barriers that limit the amount of food gathered, allow more member agencies to be served and reduce the costs of collecting and distributing food to the network.

**The Multnomah County Board of Commissioners Resolves:**

1. The Oregon Food Bank is granted permission to conduct a special event on the Hawthorne Bridge in conjunction with the Waterfront Blues Festival to raise funds for its Capital Campaign.
2. One lane in each direction of the Hawthorne Bridge will be closed to vehicle traffic beginning at 7:00 p.m. on July 3, 2001.

3. All four lanes of the Hawthorne Bridge will be closed to vehicle traffic from 10:00 pm on July 3, 2001 to 5:00 am on July 5, 2001.
4. The Oregon Food Bank will obtain any permits required by the Oregon Liquor Control commission for the event.
5. The Oregon Food Bank will obtain the necessary permits from Multnomah County. The Oregon Food Bank and Multnomah County will obtain the necessary permits from the City of Portland, Oregon Department of Transportation. The Oregon Food Bank will develop a transportation plan for the bridge closure. The Oregon Food Bank will also implement a plan to inform interested parties such as marine and tour boat operators, businesses, visitors and neighborhood associations about the bridge closure to avoid unnecessary inconvenience.

ADOPTED this 3rd day of May, 2001.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim County Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

Thomas Sponsler, County Attorney

MEETING DATE: May 3, 2001  
AGENDA NO: R-10  
ESTIMATED START TIME: 10:40 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Directing the Department of Sustainable Community Development to Submit a Disposition Plan

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: Thursday May 3, 2001  
AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Non-Departmental DIVISION: Commissioner Lisa Naito  
CONTACT: Debbie Kirkland TELEPHONE #: (503) 988-5217  
BLDG/ROOM #: 503/600

PERSON(S) MAKING PRESENTATION: Lisa Naito

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

Resolution Directing the Department of Sustainable Community Development to Submit a Disposition Plan

*05/04/01 Copies to Co Lisa Naito & copies to Mike Oswalo*

SIGNATURES REQUIRED:

ELECTED OFFICIAL: Lisa Naito  
(OR)

DEPARTMENT MANAGER: \_\_\_\_\_

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email [deborah.l.bogstad@co.multnomah.or.us](mailto:deborah.l.bogstad@co.multnomah.or.us)

MULTNOMAH COUNTY  
COMMISSIONERS  
01 APR 26 PM 5:59



**Lisa Naito, Multnomah County Commissioner  
District 3**

Suite 600, Multnomah Building  
501 SE Hawthorne Boulevard  
Portland, Oregon 97214

Phone: (503) 988-5217  
FAX: (503) 988-5262  
Email: [lisa.h.naito@co.multnomah.or.us](mailto:lisa.h.naito@co.multnomah.or.us)

## **SUPPLEMENTAL STAFF REPORT**

**TO:** Board of County Commissioners

**FROM:** County Commissioner Lisa Naito, District 3  
Steve March, Staff Assistant  
Debbie Kirkland, Staff Assistant

**DATE:** November 21, 2000 updated April 19, 2001

**RE:** Resolution directing the Department of Sustainable Community Development to submit a Disposition Plan.

1. Recommendation/Action Requested:  
Approval
2. Background/Analysis:  
Multnomah County has significantly changed its building inventory and utilization in recent history. Three buildings are currently being considered for disposition, the Ford, Hansen and Morrison buildings. In the interim, a number of requests have been made for short-term use of these facilities. Due to these changes, it is prudent that the County adequately plan for the disposition of these properties.
3. Financial Impact:  
There is no immediate financial impact. There could be anticipated savings if dispositions of properties are anticipated and planned in an orderly manner. Additional savings may occur if short-term utilization is weighed against the costs and benefits associated with such utilization given impending disposition.

Naito Supplemental Staff Report  
Page Two

4.        Legal Issues:  
None known.
  
5.        Controversial Issues:  
None known.
  
6.        Link to Current County Policies:  
These steps address the County benchmark of Increasing the Accountability and Responsiveness of County Government. This also links to the County policies of updating the Capital Improvement Program and creating a Capital Improvement Financial Plan as directed by Resolution 00-048.
  
7.        Citizen Participation:  
When the Disposition Plan is presented to the Board there will be opportunity for citizen input.
  
8.        Other Government Participation:  
Representatives of state and local government may be consulted by the Department of Sustainable Community Development in creation of their Disposition Plan.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. \_\_\_\_\_

Directing the Department of Sustainable Community Development to Submit a Disposition Plan

**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County's Capital Improvement Program is being updated as part of a Capital Improvement Financial Plan per Resolution 00-048.
- b. A number of County properties, including the Ford, Hansen and Morrison Buildings, will not be retained under the Capital Improvement Program.
- c. The Board of County Commissioners may authorize the sale, long-term lease, or other disposition of properties but currently lacks an orderly plan for such disposition.
- d. The County needs to plan disposition of properties so that short-term utilization of the properties is not contrary to their orderly disposition.

**The Multnomah County Board of Commissioners Resolves:**

1. The Director of the Department of Sustainable Community Development will develop a Disposition Plan for the Ford, Hansen and Morrison Buildings.
2. The Disposition Plan will be presented to the Board of County Commissioners prior to June 30, 2001.
3. Distribution of the proceeds of sales of General Fund County properties will follow the recommendations of the Capital Improvement Financial Plan Committee contained in the annual Financial and Budget Policies as provided in Resolution 00-048.

ADOPTED this 3rd day of May, 2001.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

---

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By  \_\_\_\_\_  
Thomas Sponsler, County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 01-058**

Directing the Department of Sustainable Community Development to Submit a Disposition Plan

**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County's Capital Improvement Program is being updated as part of a Capital Improvement Financial Plan per Resolution 00-048.
- b. A number of County properties, including the Ford, Hanson and Morrison Buildings and the Gresham Neighborhood Center, will not be retained under the Capital Improvement Program.
- c. The Board of County Commissioners may authorize the sale, long-term lease, or other disposition of properties but currently lacks an orderly plan for such disposition.
- d. The County needs to plan disposition of properties so that short-term utilization of the properties is not contrary to their orderly disposition.

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1. The Director of the Department of Sustainable Community Development will develop a Disposition Plan for the Ford, Hanson and Morrison Buildings and the Gresham Neighborhood Center.
2. The Disposition Plan will be presented to the Board of County Commissioners prior to June 30, 2001.
3. Distribution of the proceeds of sales of General Fund County properties will follow the recommendations of the Capital Improvement Financial Plan Committee contained in the annual Financial and Budget Policies as provided in Resolution 00-048.

ADOPTED this 3rd day of May, 2001.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Bill Farver*

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By *Thomas Sponsler*  
Thomas Sponsler, County Attorney

MEETING DATE: May 3, 2001  
AGENDA NO: B-1  
ESTIMATED START TIME: 10:30 AM  
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

SUBJECT: Briefing on the Mental Health Design Team Sub-committee-- Mentally Ill in the Criminal Justice System

BOARD BRIEFING: DATE REQUESTED: \_\_\_\_\_  
REQUESTED BY: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

REGULAR MEETING: DATE REQUESTED: Thursday May 3, 2001  
AMOUNT OF TIME NEEDED: 30 minutes

DEPARTMENT: Non-Departmental DIVISION: Comm. Lisa Naito - District 3  
CONTACT: Debbie Kirkland TELEPHONE #: (503) 988-5217  
BLDG/ROOM #: 503/600

PERSON(S) MAKING PRESENTATION: Lisa Naito and Judge Julie Franz ~~Franz~~

ACTION REQUESTED:

INFORMATIONAL ONLY  POLICY DIRECTION  APPROVAL  OTHER

SUGGESTED AGENDA TITLE:

Briefing on the Mental Health Design Team Sub-committee -- Mentally Ill in the Criminal Justice System

SIGNATURES REQUIRED:

ELECTED OFFICIAL: Lisa Naito  
(OR)

DEPARTMENT MANAGER: \_\_\_\_\_

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email  
deborah.l.bogstad@co.multnomah.or.us

01 APR 26 PM 5:54  
MULTNOMAH COUNTY COMMISSIONERS  
MULTNOMAH COUNTY  
OREGON

# Persons With Mental Illness in the Criminal Justice System Work Group Charge:

## Address the Unique Needs of Persons with Mental Illness In Our Criminal Justice System:

1. Recommend changes to the current mental health system that are needed to reduce the number of persons with mental illness in the corrections system, and the length of time those persons remain incarcerated, to the Mental Health Design Team and BCC.
2. Examine the existing mental health system and its interface with the criminal justice system, including the Police, the Court, the District Attorney, the Criminal Defense Bar, the Jails, and Community Justice.
3. Examine alternatives to incarceration at all levels; including pre-booking, pre-adjudication, and post conviction.
4. Calculate the resources necessary to implement mental health system and criminal justice system changes. Identify potential new sources of financial revenue and the potential for re-allocation of existing funds. (*Not addressed. See recommendations.*)
5. Expedite the assessment and the processing (and where appropriate diversion) of persons with mental illness through the criminal justice system.
6. Assure that persons with mental illness do not remain in jail only because of their mental illness.
7. To balance the rights of defendants with public safety considerations by recommending the least restrictive, most appropriate, and most workable disposition.
8. To reduce contacts of persons with mental illness with the criminal justice system by creating a bridge between the criminal justice system and the community mental health system.

## CRIMINAL JUSTICE WORK GROUP

Judge Julie Frantz, Co-chair

Commissioner Lisa Naito, Co-chair

Presiding Judge Jim Ellis

John Bradley, District Attorney

Fred Lenzser, District Attorney

John Conners, Metropolitan Public Defenders

Val Owens, Sheriff's office

Jason Renaud, NAMI

Elyse Clawson, Community Justice

Beckie Child

Dale Rector, NAMI

# Options for Persons with Mental Illness in Multnomah County's Criminal Justice System

## 1. Alternative dispositions for persons in crisis:

Person has come to the attention of the police and may or may not have committed a crime (*e.g.* person is on the street and yelling at others for no specific reason).

Responding police officer may:

- a. respond and take no specific action (*i.e.* choose not to make an arrest, tells person to "move along");
- b. defuse situation by using specialized skills acquired in Crisis Intervention Training or other like training;
- c. call mental health response service (*e.g.* Mobile Outreach, if mentally ill; treatment provider, if known; the Chiers project, if intoxicated);
- d. use skills acquired through specialized training to refer person, and/or family and friends of subject, to appropriate social services.

## Recommendations:

- (1) Expand community-based services for such referrals (*i.e.* Urgent Care, shelters, round the clock mental health drop in centers, alcohol and drug treatment, *etc.*)
- (2) Streamline those referral processes;
- (3) Develop a database that would allow officers to access certain information to assist with problem solving, referral and care, such as information regarding caseworkers and/or PO, *etc.*, subject to current confidentiality restrictions and availability of services.
- (4) Enhance Crisis Intervention Training for public safety officers.

**2. Pre-booking (non-criminal) alternative dispositions for persons in crisis:**

Person poses an immediate danger to self and others warranting a civil police hold (e.g. person threatens suicide).

Responding officer may transport person to Crisis Triage Center, or other hospital, if diverted from CTC.

**Recommendations:**

(1) Increase Crises Triage Center's capacity to shorten wait time to be seen for evaluation, treatment and referral.

(2) Increase referral options (better access to acute care hospital beds, more sub-acute facilities, or crisis respite facilities.)

(3) Following hospitalization, sub-acute placement, or crisis respite placement, increase follow-up referral services (i.e. housing, transportation, alcohol and drug services, community-based services).

Note: All three of these recommendations have also been made in the Crisis Team Work Group report to the Design Team.

**3. Non-custody alternative dispositions for persons in crisis who are issued a citation for a misdemeanor crime:**

Responding officer may:

(a) Transport person to Crisis Triage Center or other hospital if diverted from CTC;

(b) Make referral to social services.

**Recommendations:**

(1) Increase Crises Triage Center's capacity to shorten wait time evaluation, treatment and referral.

(2) Increase referral services

(3) Implement Mental Health Court docket program (particularly for those defendants who fail to appear on the misdemeanor citation). (See 4.(2) below.)

**4. Alternative dispositions for persons in-custody, who have committed non-violent offenses; all misdemeanors, except domestic violence, or a non person felony for which the presumptive sentence under sentencing guidelines is not a penitentiary sentence; person has no pending person felony charges, and is not currently on post prison supervision or probation for a person felony:**

Currently, all inmates are assessed by corrections health for all health related matters and corrections classification for a determination as to appropriate treatment and housing based on individual needs and circumstances. For persons with mental illness, there is an extensive and system-wide protocol in place for care and treatment.

**Recommendations:**

(1) A joint team approach as to evaluation of mental health status by corrections health, corrections classification unit, and specially trained recognizance officers for a more immediate determination of mental health status and recommendations which can be conveyed to the Criminal Court, District Attorney's Office, and Defense Bar by the time the defendant makes his/her initial appearance.

(2) Referral to Mental Health Court Docket (if defendant meets criteria for acceptance.) (See Attachment A)

a. A defendant may opt in or out of the Mental Health Court program (when and if the defendant has the mental capacity to make such a decision.) (Refer to 7. Below.)

1. If opting in, a treatment plan will be implemented by a team which includes a identified judge, caseworker, public defender, district attorney, court coordinator, Corrections Health, Sheriff's Office, and Community Justice personnel, which will divert the person from custody to community based treatment programs with community oversight and supervision provided by a interdisciplinary case management team. The treatment plan would be flexible and adapted to the individual conditions

and circumstances presented by the defendant. May include secure residential in-patient treatment or a day program, electronic monitoring, *etc.*

2. If opting out, the defendant will proceed through the regular criminal court process.

**5. For all persons in custody not addressed in Sections 1-4 above:**

Currently, all defendants charged with any level of crime may be considered by the criminal court for pre-trial release.

For defendants whose sentence includes probation, post-prison supervision or parole, it is recommended that:

1. Community justice supervision with a dedicated team of specially trained probation officers, with reasonable officer-to-client ratios, with attached dedicated services (*i.e.* local services, day treatment, adequate housing, job referral and placement, accessing entitlements, *etc.*)

**6. For adjudicated persons currently serving post-prison supervision.**

(*See, 5. 1. above.*)

**7. Person is unable to "Aid and Assist" and is transferred to the Oregon State Hospital under a "Treat until Fit" order from the Court. This is applicable to any defendant for any criminal charge.**

**Recommendations:**

(1) Streamline the aid and assist court referral process.  
(*See Attachment B*)

(2) Increase the number of local evaluators and shorten the time between referral for evaluation and final evaluation report.

(3) Increase the number of available beds for treatment at the Oregon State Hospital level.

(4) Create a mechanism for access to emergent (crisis) level of care to meet treatment needs of acutely ill persons.

**8. Persons who are adjudicated guilty except for insanity may be placed under the supervision of the Psychiatric Secure Review Board (PSRB).**

**Recommendation:**

Increase the number of treatment providers and the capacity for community placement.

**Further Recommendations:**

(1) As the group did not address the needs of juveniles with Mental Illness in the Juvenile Justice System, it is recommended that a group be formed to develop recommendations for this population.

(2) This group should continue to meet to calculate the necessary resources to implement the recommended mental health and criminal justice system changes and identify potential sources of new and existing revenues.

## Mental Health Court

The following is a proposal for our mental health court and probation.

1. "Mental illness" for the purpose of this program means a primary diagnosis of schizophrenia, severe major depression, bipolar disorder or other psychotic disorder.
2. Qualifications for entry into program.
  - a) The person has a mental illness and the court so finds.
  - b) The person is before the court as a result of a misdemeanor (excluding domestic violence cases) or a non-person felony for which the presumptive sentence under sentencing guidelines is not a penitentiary sentence. This would include new cases and probation violations.
  - c) The person consents to entry into the program.
  - d) The district attorney consents to the person's entry into the program. The district attorney will have written guidelines.
  - e) The person does not have a person felony pending or is not on probation or post prison supervision for a person felony.
  - f) The program can adequately supervise the person given the needs of all the people in the program.
3. These cases will be heard by one court. All release decisions will be made by the judge presiding in the mental health court. The court may set appropriate conditions for the release of a defendant taking into consideration his or her mental health needs and the available resources in the community. Referrals to the mental health court may be made by other judges, jail personnel, deputy district attorneys, defense attorneys, mental health professionals or social service providers.
4. The entry into the mental health court is voluntary. The defendant is eligible if s/he enters a plea of guilty, a no contest plea or stipulated facts. The defendant must comply with all the terms of the probation. The sentencing court will consider all alternatives to incarceration, as long as these alternatives do not substantially threaten the safety of the community. If the defendant fails to comply with the terms of the probation, a probation violation hearing will be held in front of the mental health court. The court may sentence the defendant to any sanction allowed by the law. The emphasis will be to provide treatment for the mentally ill offender in lieu of incarceration where appropriate.
5. If the defendant enters the program, s/he will enter a of plea guilty, no contest or stipulate to a guilty finding. If the crime of which the defendant is convicted qualifies for a dismissal under the Community Court guidelines for misdemeanors or the STOP guidelines for felonies, and the defendant successfully completes the probation, the court will allow the defendant to withdraw his or her plea or stipulation and then dismiss the case.

6. The standard length of probation will be 24 to 36 months depending upon the severity of the charge and the treatment needs of the defendant. In aggravated cases the probationary period may be longer. In some cases the period may be less. The real question is the length of time it will take to stabilize the defendant in the community.
7. In order to assist the mental health court in fashioning the appropriate sentence, a "mental health report" will be provided to the court. The mental health report will include a current diagnosis of the defendant's mental health status; a list of all treatments or commitments the defendant has undergone and medications prescribed; and recommendations from mental health and criminal justice professionals as to the appropriate disposition including recommendations for placement in the community, housing, jobs and receipt of entitlements.
8. A defendant must agree to waive confidentiality and allow the release of all records dealing with his/her mental status or treatment to the mental health court for any proceedings in that court. These records and the mental health report shall retain their confidentiality in accordance with the law for any other legal proceeding.

Procedures re: Transport, Evaluation, and Report Preparation  
re: Aid and Assist and G.E.I. Evaluation at OSH

- A. The following is the procedure when an aid and assist evaluation is ordered by the court following a hearing pursuant to ORS 161.365:
  - 1. If the court orders the defendant be transported to the Oregon State Hospital for the evaluation, then
    - a. On the date of the scheduled evaluation, the Multnomah County Sheriff's Department shall transport the defendant and shall return the defendant to custody the same day.
    - b. On the same day as the evaluation, the evaluating doctor shall contact the Chief Criminal Court\* by voice mail to advise the judge of the doctor's opinion as to whether the defendant is able to aid and assist (assuming the evaluator has sufficient information to make the determination).
    - c. Following the evaluation, the defendant shall be placed on the transport list for an appearance at 8:45 a.m. in Chief Criminal Court\* the second day following the evaluation. Counsel shall be notified by Chief Criminal Court\* of the hearing at which time the court will make a determination if the defendant is able to aid and assist pursuant to ORS 161.370 (unless the court requires further information to make the determination).
    - d. If the court finds the defendant is unable to aid and assist, the court shall order the defendant returned to the Oregon State Hospital for treatment until capacity is restored; MCSO shall accordingly transport the defendant and the court shall set an appropriate further proceedings date.
    - e. If the court finds the defendant is able to aid and assist, the court will set a call and trial date.
  - 2. In the alternative, and by stipulation of counsel, the court may order an evaluation by a local psychologist or psychiatrist.

\* In the instances where a judge other than the Chief Criminal Judge has ordered the aid and assist evaluation, the same procedures should be followed with the department of that judge.

- B. The following is the procedure when the defendant is to be evaluated re: an assertion of Guilty Except for Insanity:
1. In the cases in which defense counsel asserts a Guilty Except for Insanity (G.E.I.) defense (after the defendant has been found by the court able to aid and assist in the instances where such determination is necessary), the defendant shall be transported to OSH pursuant to ORS 161.315 for an evaluation on the motion of the state, or by stipulation of the parties.
  2. The defendant shall be returned to custody by MCSO transport upon completion of the evaluation.
  3. The evaluating doctor's report following the evaluation shall be prepared and forwarded with expediency.
- C. In those instances when the defendant is found to have a mental disease or defect, the evaluating staff at OSH shall advise the medical director of Corrections Health for Multnomah County as to any concerns about particular needs or behavior of the defendant, and as to any recommendations or precautions which should be taken for the health and safety of the defendant and others while the defendant is in custody.

October, 2000

**Department of Corrections  
Mental Health Services**

The Oregon Department of Corrections provides several levels of mental health treatment along with individualized case management. Mental health services are targeted to inmates with severe and persistent mental illness. Short-term services are available to inmates who are not mentally ill, but who show high suicide potential.

Mental Health Case Management

All inmates are screened at intake for mental illness, and inmates are evaluated later in their incarceration if severe mental health problems arise. Those inmates with particularly severe diagnoses are seen and routinely re-evaluated throughout their incarceration by mental health case managers. The mental health case managers assign mentally ill inmates to the programs listed below and coordinate these services. They also provide mental health crisis services. The mental health case managers routinely provide consultation and training to institution correctional officers and to other institution staff.

Special Management Units - SMUs (Psychiatric Crisis and Residential Treatment)

The SMU at Oregon State penitentiary in Salem has 42-beds. The SMU at Snake River Correctional Institution has 22 beds. SMUs provide both short-term psychiatric crisis services (typically two weeks) for stabilization, diagnosis, or medication adjustment; and a longer term psychosocial rehabilitation program (typically four months) for severely mentally ill inmates. In extreme cases, inmates may be started on involuntary medications on SMU, under conditions approved by the courts. SMU also provides services to inmates who are in the Department's maximum security unit (Intensive Management Unit).

Oregon State Hospital

Oregon State Hospital provides limited beds for inmates with particular mental illnesses that cannot be reasonably treated in a prison setting. Inmates nearing parole who are so mentally ill as to be a danger to themselves or others in the community may be committed to OSH.

Challenge of Prison Experience (COPE)

The COPE Program at Eastern Oregon Correctional Institution in Pendleton is a 70-bed unit providing day treatment services to inmates who are struggling to function in the general prison population, but who do not need the intensive treatment level provided at the Special Management Units. COPE is provided by contract with the Eastern Oregon Psychiatric Center. Inmates participate in groups and classes to help them learn basic coping skills, and live in a dormitory setting that emphasizes and requires peer support. Inmates typically stay about six months in the COPE program.

## Medication Management

Psychiatrists and psychiatric nurse practitioners prescribe psychiatric medications as appropriate. These prescribers work closely with the mental health case managers to ensure treatment continuity. Inmates who do not need other services may receive medication only.

## Individual and Group Treatment

The Department contracts with mental health counselors for individual and group treatment of severe and persistent mental illness. Individual sessions are short-term, and restricted to crisis situations. Group treatment focuses on learning the skills to manage mental illness in general population in the institutions, and in the community after prison discharge. Limited adjustment groups are provided to individuals who do not suffer from a severe mental illness, but who are having severe problems adjusting to incarceration.

## Transition Programs

Transition Programs at Columbia River Correctional Institution (CRCI) prepare inmates with both mental illness and chemical abuse problems for community release (see alcohol and drug programs ).

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Oregonian editorial by Robert Landauer

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A quiz: Name metropolitan Portland's largest treatment center for the mentally ill. No, it isn't the Oregon Health Sciences University. It isn't the Oregon State Hospital or the crisis triage center.

It is the Multnomah County Jail.

On any day 200 to 250 inmates -- 13 percent of the total, on average -- are identified as seriously mentally ill.

Why do we stack them in our local jails -- many several times a year?

Oregon has:

- . Moved people out of state hospitals, which were understaffed and not giving adequate treatment.
- . Shifted people to community treatment, which is underfunded, understaffed and backed by inadequate skills-training, medical care, housing and other support networks.
- . Allowed those who don't connect with community programs to drift into mental breakdowns.

Criminalized much of their behavior, so that the chronically mentally ill who don't get treatment end up in jail, the one place that has no chance to turn them away.

In the past five years this bleak picture has gotten darker. In 1995, 1,500 of the 39,400 persons booked at the Multnomah County Jail were identified by mental staff as "psychiatric alerts."

By the end of 1998, adult bookings had risen 10 percent, to 43,500. Unduplicated psychiatric alerts had doubled to 3,000 inmates in the same period.

Through 1999's first 10 months, the 2,917 unduplicated psychiatric alerts

had almost matched the prior-year total. In short, mental-illness arrests are rising at a far faster rate than other bookings.

This isn't just happening here. The Los Angeles County Jail holds more people suffering from severe mental illness than any hospital in the country.

The problem is national, but most effective responses are local. Solutions sprout out of recognition that in many arrests, especially for public nuisances and misdemeanors, the crime is a symptom of mental illness. Therapy would help these people more than jail, police, jailers and social workers tell us. This is more than wishful thinking. The case for early intervention is persuasive.

Project Link, the American Psychiatric Association recently said, is the top university-run clinical psychiatric program in the country. Led by the University of Rochester Medical Center, the program targets some of the hardest-to-treat mentally ill persons who often get into trouble with the law. Most of the clients are poorly educated, from racial and ethnic minorities, drug- or alcohol-addicted, and frequently homeless and often with histories of felony convictions.

The program combines a culturally diverse staff of case managers with a mobile treatment team and a residence for patients with drug/alcohol addiction. The mobile team tracks individuals down and treats them wherever necessary -- in crack houses, homeless shelters, jails and hospitals.

A psychiatrist or psychiatric nurse-practitioner usually is there to talk to police, prosecutors, public defenders and judges when clients are brought in for breaking the law, bridging the gap between the medical system and the justice system.

Steve Lamberti, M.D., Project Link director, summarized results of a recent study of 54 participants who spent one year receiving standard services and one year treated through Project Link: "In the year before the program, patients spent an average of 109 days in jail and 105 days in the hospital. In Project Link, those numbers plummeted: Participants spent an average of just 40 days in jail and 14 days in the hospital. The average cost of caring for a participant fell as well, from \$62,500 per person to about \$14,500 per person, including the cost of the program."

Patients' self-care improved dramatically. They managed money better, personal hygiene improved, and they cut down on their use of drugs and alcohol.

Project Link cut costs of care by 77 percent, jail time by 63 percent and hospital time by 87 percent.

The lessons are written in large letters for us: Early intervention, culturally sensitive staff and consistent follow-up can reduce medical, mental health and legal crises in the lives of even the most difficult-to-treat mentally ill.

It is not just human decency that should encourage us to help the mentally ill before their run-ins with police lead to arrests. Typically, inmates tagged with psychiatric-alert labels stay in jail one-third longer than those who are not mentally ill -- 24 days on average compared with 18 days for the general population. When custody stretches out, it triggers a savage array of new difficulties for the inmate after release and for public and private agencies that serve them.

A confinement of more than 30 days is long enough to get the mentally ill disenrolled from entitlements such as Social Security and the Oregon Health Plan, barred from related support programs and evicted from their housing. This leaves them in the street, homeless, penniless, stranded, unable to continue medication management -- candidates for rearrests that coincide with relapses into mental illness.

Discussion in Multnomah County about breaking this dismal cycle centers on proposals for a mental-health court, a variant of the pilot court Seattle began operating 13 months ago. "Potentially eligible defendants are initially referred to Mental Health Court to determine whether we can better address both the public and the defendants' needs by linking them to community treatment providers for services such as case management, medications and housing," James D. Cayce, presiding judge of the King County District Court, explained in a letter to *The Oregonian*. Mental-health court referrals to treatment occur very early in proceedings -- "weeks or often months before a defendant is asked to make a plea decision." Participation in treatment is voluntary but might speed the defendant's release from jail before the next hearing.

The specialty court should be only one of a series of responses -- and second or third at that -- to help the mentally ill. The primary aim should be to act in most cases, as Project Link tries to do, before police, jailers and judges get involved.

When prevention fails, the court might play a valuable role. But that requires meeting two conditions -- both in grievously short supply here:

- Enough housing, case managers and support programs to stabilize the mentally ill referred by the court.
- Informed awareness of which medical and secondary support treatments are effective with the mentally ill or, later, which criminal penalties are potent and which are useless.

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