

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Gresham (COG) received \$940,879 in CDBG funds, carry-over of \$42,838 and PI of \$59,859 for a total of \$1,043,676. COG was allocated \$520,988 in HOME funds, \$44,834 in PI and \$55,976 in carryover for a total of \$620,798. PHB submits all HOME information for the CAPER, but COG selects its own HOME projects and will share that information throughout the CAPER.

The 2016-2020 Consolidated Plan goals are:

**GOAL 1: Increase and Preserve Affordable Housing Choice** - Projects include rental and homeowner minor rehab and accessibility improvements. The Adapt A Home program exceeded its goal of serving 25 households, by serving 28. Mend A Home met its goal serving 19 households. The City funded DIY Weatherization Workshops which show how to weatherize homes and apartments. Low-income residents attending receive supplies to complete needed weatherization. Community Energy Projects met their goal of serving 25 households. The City contributed \$155,888 to these programs. They assisted 72 households which is 104.34% of the goal. With HOME funding the City also assisted 8 households with down payment assistance for a total of \$160,000. See attached map.

**GOAL 2: Reduce Homelessness - Increase Stability** - Most of the HOME funds the City receives are allocated to programs assisting clients with TBRA. The City's partners are Human Solutions (HSI) and JOIN. In 2017 PY, they helped 83 households and received \$307,228 in HOME funds. COG provides HSI with \$47,173 in CDBG funds for direct client services. The City also funded public services programs. Our partners provide help to the most vulnerable citizens. Services include job training, transitional housing, mentoring and emergency referrals. These partners assisted 5,136 residents or 98.47% of the annual goal. The City contributed \$335,214.

**GOAL 3: Infrastructure, Facilities , Economic Opportunities** - The City funded MESO who provided business technical support services including planning, marketing, financial reporting to low-income Gresham businesses. They served 95 businesses. Rockwood CDC provided micro-grants to 7 low-income Gresham residents for access to the Sunrise Center commercial kitchen, providing opportunities for residents to build their food business. In total, 102 businesses were assisted or 91.07% of the annual goal. The City contributed \$22,750.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	52	41.60%	25	25	100.00%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Rental units rehabilitated	Household Housing Unit	170	62	36.47%	25	28	112.00%

Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	40	50.00%	19	19	100.00%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$ / Section 108: \$ / Transportation: \$200000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	7500	50.00%	1260	0	0.00%
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$ / Section 108: \$ / Transportation: \$200000	Businesses assisted	Businesses Assisted	400	102	25.50%	112	102	91.07%

Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	26000	10750	41.35%	5216	5136	98.47%
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	440	146	33.18%	75	65	86.67%
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	400	0	0.00%	77	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

For the CAPER, IDIS requires annual goals for rehab to be set per household, however accomplishment data in IDIS tracks activities by renter and homeowner. As a result, the percent complete in Table 1 is skewed showing Adapt A Home at 72% and Mend A Home at 161% of their annual goal. In reality, each program is at or slightly above 100% of their annual goal. The City manually corrected this information.

Public Facilities shows a goal of 1,260 persons, but no accomplishments. The planned Transportation Funding couldn't be used, so General Fund dollars will be returned to the credit line in 2018-2019. Two flashing beacon projects in 18-19 will serve 10,500 persons. Demand for public services is considerably in excess of system capacity for service. Gresham and East Multnomah County are seeing increasing needs as people leave Portland looking for more affordable housing. People in poverty, including people of color, have moved to areas with fewer resources to support meeting basic needs. Although funds available do not nearly meet the need of Gresham residents, the table above shows CDBG funds assisted 5,136 persons or 98.42% of the annual goal under Public service activities. 87% of those served are extremely low or low income persons.

The City of Gresham provides CDBG funding to Human Solutions, Inc. for direct client assistance for their TBRA program. The TBRA line item in the table above was manually calculated. HUD Exchange informed the City that IDIS does not recognize the Goal Outcome Indicator for the activity, even though HUD considers it an allowable activity. This activity is at 87% of the anticipated annual goal due to increasing rents across the Portland Metro Area.

The City also provides TBRA through Human Solutions and JOIN with HOME dollars. This funding served 83 households comprised of 252 adults and children. Of the families served, 69 were extremely low-income and 14 were low-income. Additionally, 54 were Female Head of Household and 34 were disabled. We achieved 79% of the HOME goal and 87% of the CDBG goal. This is the result of the Portland Metro area having one of the tightest vacancy rates in the country and quickly rising rents. Regional rent increases resulted in agency contributions and security deposits being higher and families needing longer assistance.

The City doesn't anticipate this trend reversing, so will likely amend the 2016-2020 Consolidated Plan to adjust the 5 year goals accordingly.

Based on the numbers served in the 2nd year of the Consolidated Plan, the city anticipates meeting or exceeding the goals set in the 2016-2020 Consolidated Plan.

Table 1 – Homelessness Prevention shows a 5-year goal of 400, but no accomplishments for the 2017 PY. This data is captured in the Public Services goal discussed previously. The City will amend the 2016-2020 Consolidated Plan to remove this activity.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	975
Black or African American	486
Asian	75
American Indian or American Native	26
Native Hawaiian or Other Pacific Islander	64
<b>Total</b>	<b>1,626</b>
Hispanic	94
Not Hispanic	1,532

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

According to 2010 U.S. Census Data, Gresham’s racial/ethnic composition is 76% White, 4.3% Asian, 3.5% African American, 1.3% Native American, .7% Pacific Islander and 14.2% “Other” or Two or More Races. Of this population, 18.9% identify as Hispanic or Latino.

The race categories listed in the CAPER template do not have an option for "Multiracial" or "Other" as the IDIS activity accomplishment screens allow.

An additional 4,305 multi-racial persons were assisted; 2,717 of those identified as Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,043,676	999,331
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Section 108	Section 108	650,000	
Other	Other	200,000	

**Table 3 - Resources Made Available**

### Narrative

Gresham receives an annual CDBG entitlement directly from Housing and Urban Development (HUD) and a HOME entitlement through the Consortium. Table 3 identifies the HUD CDBG funds made available for advancing the objectives of the 5-year 2016-2020 Consolidated Plan. The 2017 program year (PY) funding consisted of \$1,043,676 entitlement, PI and carryover. Nearly all of the CDBG funds were expended. The City had \$620,798 in HOME funds to allocate for the 2017 PY. All funding was spent by our sub recipients.

The City was unable to find qualified applicants to take advantage of the remaining Section 108 loan fund so it will be cancelled in September 2018.

As stated earlier, the City planned to use Transportation funds to repay the credit line, but those funds couldn't be used in view of HUD restrictions. The City will reimburse the credit line with General Fund dollars during the 18-19 fiscal year.

The City of Gresham has homeownership loans or Shared Appreciation Mortgages (SAMs), which are zero interest loans with a share of appreciation returned to the City. These loans are payable upon transfer of the title of the home.

Currently the City has 25 active CDBG funded Shared Appreciation Mortgages (SAMs) with a receivables value of \$754,743 and 108 HOME funded SAMS with a receivables value of \$2,739,133.

The City also funds emergency home repair loans through Unlimited Choices, Mend-A-Home Loan program. There are 20 Mend-a-Home loans totaling \$78,098 which are payable upon transfer of the title of the home.



**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City has no geographic targets in the Consolidated Plan, however, much of the funding goes to non-profit partners in or serving the Rockwood area. Rockwood has the highest concentration of urban poverty between Seattle and Los Angeles.

The City of Gresham does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Gresham alone, and as part of the HOME Consortium with the City of Portland and Multnomah County, makes every effort to leverage HUD grant funds with other public and private investments. Housing development and rehabilitation activities are highly leveraged because public funds are used as “last in” gap financing, which requires that more substantial investments are in place. In the 2017-2018 fiscal year, Gresham leveraged just over three times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

In the months and years ahead, communitywide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunities and resources to support housing stability and reduction in homelessness.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>4</b>	<b>0</b>

Table 6 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

According to HUD Exchange CR-20 is to be completed by PHB as Lead for the Consortium. However, as the City funds TBRA, we have set internal goals for these programs. The City, through its sub-recipients JOIN and Human Solutions Willow Tree, helped 70 homeless people gain housing.

As discussed previously, the difference between the 2017 second year goal and actual accomplishments for rental assistance occurred because clients need longer assistance at much higher rents. The City will

evaluate whether or not to amend the 2016-2020 Consolidated Plan related to the goals for these programs.

**Discuss how these outcomes will impact future annual action plans.**

Nearly all of the City’s annual goals have been met or exceeded. Given the tight rental market and rising home/rental prices the City isn’t sure whether sub-recipient’s will be able to meet 5-year goals. Rental assistance will likely be impacted in future Action Plans and numbers of households assisted may be lower than initially anticipated in the Consolidated Plan.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	93	0
Low-income	18	0
Moderate-income	1	0
<b>Total</b>	<b>112</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

Two specific programs funded with CDBG by the City of Gresham are Unlimited Choices and direct client assistance administration for Human Solutions’ tenant based rental assistance programs. 83% of the households served are extremely low income.

With HOME funds, Gresham provides funding to Human Solutions and JOIN for tenant based rental assistance. 83% of households served by these programs are extremely-low income.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The jurisdiction, under the organization of its Continuum of Care (CoC) has several agencies who conducted street outreach to identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. These agencies are central to our Point In Time unsheltered count effort. On February 22, 2017, that unsheltered count found 1,668 people, a nearly 10% decline from the last unsheltered count in 2015. Outreach workers within these agencies used Housing First, trauma-informed approaches to build relationships with vulnerable groups (families, youth, and adults with severe disabilities) interested in accessing resources. Outreach staff also responded to nearly 44,000 people who sought help through 211info. More than 79% of those who contacted 211info were seeking housing assistance, and of those responding to a question regarding homeless status, nearly 40% said that they were currently experiencing homelessness. Participants were entered into HMIS, assessed through coordinated entry and connected to appropriate housing and services. In FY2017-18 we prioritized using rapid rehousing funds (including ESG, CoC, and leveraged local resources) and outreach to landlords to reduce housing placement barriers. Outreach and engagement providers (including law enforcement) met periodically at an outreach subcommittee of the local CoC Board to discuss challenges and opportunities to improve coordination. The jurisdiction supported low-barrier day access centers that offer food and hygiene supplies for unsheltered people, which were used as engagement sites for rapid rehousing. The largest of these, the day center at Bud Clark Commons served nearly 7,200 individuals. The jurisdiction also funded long-standing street-to-home placement directly into permanent supportive housing using leveraged local, HUD CoC, and housing authority resources. The jurisdiction continued operating its existing coordinated access systems for survivors of domestic violence, homeless youth, families, and adults. Collectively, these programs helped place nearly 5,600 people in more than 3,200 households into permanent housing in FY2017-18, a 14% increase over the prior year. Existing outreach and housing placement strategies are highly effective, but limited in overall impact primarily by insufficient scale to meet a growing need. While the unsheltered population decreased by nearly 10%, the population in emergency shelter nearly doubled, and the overall HUD-homeless population increased by roughly 10%. These increases are driven primarily by rapidly increasing housing costs and stagnant or declining renter wages. The jurisdiction will continue to assess required scale of response while pursuing expanded investment in affordable housing.

The City of Gresham believes ending homelessness is critical to the health of the community. In addition to HUD funding, the City has contracted with JOIN for an outreach worker specifically for Gresham. The City also received a grant from Multnomah County for a Homeless Services Specialist.

The Homeless Services Specialist works with individuals to connect them to services that will aid in ending their homeless status. This includes obtaining identification, disability and/or social security benefits or assisting with having criminal records expunged. In addition to these services the JOIN outreach worker strives to provide tenant based rental assistance housing and/or security deposits so that the client becomes housed.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The jurisdiction, under the organization of its Continuum of Care (CoC) conducted annual needs and gaps assessments, to correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. The planning occurred primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee. The CoC Board adopted final community program guidelines for a range of homeless services, including emergency shelter and transitional housing that were generated through a broad community engagement process coordinated by the CoC and staffed by national technical assistance providers from CSH. The guidelines describe emergency shelter and transitional housing activities and outline for each: populations served and prioritized, effective practices, and minimum and ideal operating standards. Investment of resources within this strategic plan, including ESG, HOPWA, and CDBG, were prioritized for investment in aligned activities through direct coordination with the CoC. In FY2017-18, the jurisdiction served 1,460 people in transitional housing, with roughly 57% of exiting clients moving on to permanent housing. In FY2017-18, the jurisdiction, through its CoC, maintained its expanded emergency shelter capacity and served more than 8,300 people in emergency shelter, a roughly 3% decline from the total served in the prior fiscal year, but a continued increase of more than 25% compared to FY2015-16. The jurisdiction will work to maintain, and ideally expand on these gains, through decreased length of shelter stay and increased housing placement from shelter.

The City of Gresham uses CDBG funding to support the transitional housing needs of youth and families through Willow Tree Transitional Housing. Thirteen families comprised of 44 formerly homeless individuals received rent assistance with assertive engagement through Willow Tree and Gresham Private Market funding this fiscal year. Willow Tree offers supportive services to extremely low-income Gresham homeless family members that face significant barriers to permanent housing. Additionally, this program provides educational groups with free on-site childcare for Gresham residents on topics that help them gain self-sufficiency and permanent housing stability such as, money management, housing readiness, employment readiness and computer skill building.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after**

**being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The jurisdiction, through its local Continuum of Care (CoC) tracks length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, name registries, CoC- and Emergency Solutions Grant (ESG) project data, and CoC system mapping. We report related HUD system performance measures for average and median length of time spent homeless, through the HDX as required by HUD guidance. The reported average length of time spent in emergency shelter increased slightly from federal FY2016 to FY2017 (from 47 days to 60 days). The reported average length of time spent in emergency shelter and transitional housing also increased slightly from federal FY2016 to FY2017 (from 88 to 92 days (average) and 30 to 36 days (median)). These increases are driven primarily by continued constraints in the regional housing market and continued difficulties with housing search and placement, especially for those with multiple barriers to housing.

Through our CoC, we used the following strategies to reduce length of time homeless: expanded partnerships with street outreach, shelters, day centers to increase effective engagement; CE to connect people to diversion and rapid rehousing (RRH) resources; adopting HUD's Notice CPD-14-012 prioritization policy for our expanded permanent supportive housing (PSH) CE; prioritizing beds for chronically homeless (CH) families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH; and the Veterans registry to prioritize VASH and other Veteran-specific housing programs based on length of time homeless. Collectively, these programs helped to place nearly 5,600 people in more than 3,200 households into permanent housing in FY2017-18, a 14% increase over the prior year.

Local funding partners (City, County, local housing authority) collaborated extensively with community stakeholders to increase PSH by incenting set aside of PSH units in new and existing housing developments and prioritizing CoC and other funding for development of new PSH units for CH households. The CoC annually applies for additional PSH funding through HUD CoC, VASH, and other sources, and will also reach out to other PSH projects to form agreements to prioritize non-dedicated beds at turnover in the future. Collectively, the CoC increased the number of PSH beds reported in its Housing Inventory Count by more than 6% (from 4,626 in 2017, to 4,922 in 2018), with an increase of 136 of those beds dedicated to people experiencing chronic homelessness (from 1,748 in 2017, to 1,884 in 2018).

Using HMIS data, the local CoC reports returns to homelessness among those who exited to permanent housing in the prior two years. Between federal FY2016 and FY2017 the reported rate of returns to homelessness decreased slightly (from 28% to 27%). To continue to reduce returns to homelessness, we will continue to invest in: 1) flexible local housing retention funds to stabilize households who may face temporary crisis that places them at risk; 2) landlord recruitment & guarantee funds to ensure households placed in private market units have additional resources for stability; 3) active retention

monitoring at 6- and 12-month post subsidy to assess outcomes and provide training for those who don't meet communitywide standards.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In FY2017-18, the jurisdiction, through its Continuum of Care (CoC) continued prior year local funding increases for homelessness prevention and shelter diversion with a goal to maintain system-level homelessness prevention efforts through continued eviction prevention-focused rent assistance, clinical staff to work with people with disabilities in affordable housing units to prevent eviction, housing stabilization workers to assist patients as they enter and prepare to exit health care facilities, and legal representation for people at risk of homelessness. The jurisdiction, through its CoC funds a range of homelessness prevention and diversion activities that assist households at risk of becoming homeless. We identify risk factors through: direct participation of CoC board members who represent prevention and mainstream systems and provide policy guidance; subcommittees that focus on identifying strategies to improve alignment of prevention resources; and service data analysis from "front door" entities (211info line, shelters, day centers, mainstream services). One CoC subcommittee is improving coordination between hospitals and housing agencies at time of discharge. Referrals to prevention resources occur through our coordinated entry for families at the time of initial screening. Our locally-funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless using a range of state, local, and federal funding. Shelter providers incorporate diversion resources prior to intake with rental assistance and mobile housing retention services. Collectively, these providers served a record 7,458 people with prevention and diversion resources in local FY2017-18, an increase of more than 43% over those served in FY2015-16.

HMIS-based system performance measures indicated that the total number of adults exiting projects with increased total income has increased (from 251 in federal FY2016 to 401 in FY2017), as has the relative percentage (21% in FY2016 to 35% in FY2017). The jurisdiction will continue to pursue planning and strategies to improve participant income through the CoC's Workforce and Economic Opportunity Workgroup and a range of targeted programs.

Gresham funded 2 Tenant Based Rental Assistance (TBRA) programs during the 2017 PY. These providers



have very different, but equally effective approaches. Human Solutions concentrates on families at risk of becoming homeless with 1-4 months of TBRA; occasionally increasing to 6 months. JOIN's focus is individuals or families living on the streets of Gresham or accessing Gresham services regularly. They provide TBRA and/or security deposit assistance.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Public Housing units are directly subsidized by HUD and managed by Home Forward, the County's PHA. The goal of the Public Housing program is to provide decent, safe, affordable housing to low-income families and individuals, the elderly, persons with disabilities and to encourage successful residency. The public housing program of Home Forward is composed of a portfolio of over 2,000 apartment homes throughout Multnomah County which are owned and operated by Home Forward. Rents for these properties are approximately 30% of a household's monthly income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area, however most public housing residents earn less than 30% of the median income.

The City of Gresham does not manage or own Public Housing. The City of Gresham makes resources for affordable housing available in competitive solicitations.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Home Forward seeks resident advice and guidance via a process that allows them to have a voice in decisions affecting the agency's various housing programs through its Resident Advisory Committee (RAC). The RAC, comprised of 10-20 volunteers who either live in a Home Forward unit or participate in the Section 8 program, holds monthly meetings (with the exceptions of August and December). Public meetings are conducted quarterly. The results of their work are reported to Home Forward's Board of Commissioners. Additionally, the RAC committee chair also serves as the Resident Commissioner on the agency's Board of Commissioners. In addition to the RAC, the agency routinely involves participants and residents on committees specific to a particular development or to policy issues. For example, residents and participants served on the Community Advisory Committees that guided Home Forward through several HOPE VI redevelopments, were also involved in shaping Home Forward's Rent Reform initiative.

The GOALS (Greater Opportunities to Advance, Learn and Succeed) program provides Home Forward participants with ways to set and reach their goal of becoming self-sufficient through five years of dynamic supportive services. The GOALS program has helped many families with job training and referrals, getting a better job or promotion, child care referrals, and even owning a home. This program offers a solid pathway for financial independence and self-sufficiency and features creative ways to help participants save money to achieve their long-term goals. Outside of the GOALS program the agency does not offer other homeownership programs.

**Actions taken to provide assistance to troubled PHAs**

Home Forward is not considered a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Lack of affordable housing supply in the region is the primary barrier to affordable housing, particularly for low-income residents. Home Forward requested a market rent study which resulted in an increase in the local HUD Fair Market Rents. These kinds of strategies will continue to be pursued to ensure access for low income households into high opportunity areas.

The City's Rental Inspection Program has been in place since 2007 and has been a model for other jurisdictions. A modest licensing fee has allowed the City to work with landlords to improve properties over the years. The program results in periodic inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants. In 2017, Rental Housing staff conducted 555 complaint based inspections and 1,988 mandatory inspections for a total of 2,543 inspections.

To further the objective of quality housing for all segments of the population, the City funds Unlimited Choices for rehabilitation of units to provide permanent accessibility for persons with disability and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income homebuyers in the form of down payment assistance.

The Fair Housing Council of Oregon (FHCO) reported that for Gresham from July 1, 2017 through June 30, 2018 there were 56 Intakes(hotline calls) with 7 Allegations. Allegations are all closed.

The City sponsored a landlord training conducted by the FHCO. The invitation went to landlords with 3 or fewer units. The City focused on these property owners believing they may not be aware of the laws ensuring individuals are not discriminated against. Nearly 40 landlords attended. The City also sponsored the FHCO with a \$2,000 contribution to their Fair Housing month activities for the 50th anniversary of the Fair Housing Act. The FHCO sponsored a major community event featuring Richard Rothstein, the author of the national acclaimed book, *The Color of Law*; events on the history of fair housing at the Oregon Historical Society and Kennedy School.

A property in Gresham will be developed into a mixed use property with 240 market rate housing units and 160 units available to residents at or below 60% MFI.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Gresham is seeing an increase in poverty as a result of households moving to find more affordable housing, including that affordable to working families. The City funds projects to assist families achieve self-sufficiency and increase earning capacities such as TBRA and job training and placement. Projects included in the Annual Action Plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Gresham continues a strong monitoring practice to maximize the efficacy of funded-efforts.

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. The City seeks to partner with sub-recipients that assist the most people with the least amount of funding. The City, in partnership with Multnomah County, conducted community needs meetings in Rockwood and at the Multnomah County Building in Gresham, in October and November 2017 respectively. Community members help the City prioritize funding to meet the needs of the community.

The City received a grant from Multnomah County for a Homeless Services Specialist. This person works with homeless folks to help them overcome issues preventing them from being housed. This might include obtaining a driver's license, Social Security/disability, bus passes, etc. The City, with General Fund dollars, partners with Central City Concern to provide paid, mentored work experience for individuals transitioning out of homelessness.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Gresham implements its CDBG and HOME programs in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Gresham provides in excess of \$5,000 in rehabilitation assistance. Notification and visual inspection requirements will be followed for Gresham's HOME funded homeownership programs. The City of Gresham provides brochures about safe lead practices as part of the homebuyer assistance efforts. Buyers and sellers are also required to sign certifications. Inspectors employed in the Rental Inspection Program are trained and certified in safe practices. In addition, Gresham provides Lead Based Paint Hazards brochures in their Permit Center. The City will look for opportunities, in the future, to increase the capacity to reduce lead-paint hazards.

Multnomah County complies with federal regulations and continues to work towards increasing small

Lead Based Paint contractors by building their capacity through education and safe work practices. The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1,000 low-income households (protecting over 1,200 children from lead poisoning) since 1998.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Coordination of homelessness prevention and emergency services including the CoC planning and implementation is coordinated through the A Home For Everyone Board. The City of Portland, City of Gresham, and Multnomah County are all involved in the work of the A Home for Everyone planning group, which fulfills the CoC planning and policy development in addressing homelessness. The A Home for Everyone Office will add more staff from both the City of Portland and Multnomah County and become the “Homelessness Services Lead Agency” for the Consortium. Federal resources such as EOI are part of a package of supportive employment, training, and economic stability services directed at households in low-income housing.

The City of Gresham allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. Included in Public Services, the City provides funding to Willow Tree Transitional Housing. Willow Tree provided critical services ensuring that persons have pathways to achieving self-sufficiency while living in affordable housing.

The City of Gresham has supported a number of projects over the years, and in the current year, to reduce the level of poverty and increase the capacity of families to earn living wages recognizing employment is a key factor in reducing poverty. Workforce development and training efforts are supported through the Living Solutions program which assists low-income persons to gain job skills and then places those individuals in career-path jobs. The City supported MESO, who provide technical support for low-income entrepreneurs to build and strengthen their businesses.

The City sponsors a program to encourage small businesses by offering incentives for permits and licenses for remodeling and façade improvements for vacant and some occupied business spaces. The Small Business Center actively assists potential businesses in Central Rockwood, the Civic Neighborhood or Downtown. To date at least 300 businesses have been helped to the benefit of both the business and the community.

Through its Redevelopment Commission, Gresham has significant investment in the Rockwood Rising project. Due to the rapidly growing Portland metro area, low to middle income individuals and families are being displaced into more affordable areas of the region like Rockwood. The escalating prices of land, homes, and commercial retail space is pricing out legacy residents who are long-time renters or leasers of homes and family owned businesses. Combined, this is contributing to an overall regional access crisis—access to affordable housing, food, living wage jobs, and commercial retail space.

Rockwood Rising will build on significant community assets to transform a severely under-resourced neighborhood into a community-sustained economic engine that works to break the generational cycle of poverty and build community prosperity. The Rockwood Rising Development project is a 5.8 acre site located in the heart of the Rockwood neighborhood. It will house 200,000 square feet of commercial, educational, and community meeting space. The project will offer a comprehensive set of programming that builds capacity and provides opportunities for community members to be work-force ready- through skills building and trainings- while providing a venue to apply their new skills and test their talents through a food marketplace. Gresham has committed CDBG funding in the 2018-2019 PY to assist various entrepreneurs that are working closely with Rockwood Rising participant programs. The project will have 108 new housing units, 22 of which will be reserved for individuals/families earning 80% or below MFI.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City participates in the Comprehensive Economic Development Strategy (CEDS), as well as in regional transportation planning efforts. Both contain strategies that encompass whole communities and neighborhoods. That includes outreach to residents and businesses. Strategies are cross cutting recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation.

The City's new Active Transportation Plan (ATP) is a road map for defining when and how the City of Gresham can make improvements to walking and biking infrastructure. The goal of this plan is to enhance livability within Gresham by creating safer streets to enable access for citizens of all ages and abilities. We had 2 phases of community engagement to develop the ATP, including community input regarding barriers to walking and biking in Gresham. City staff collected input at the Gresham Farmers Market and Neighborhood Association meetings; maps and questionnaires were posted online, gathering 333 comments. Regional data shows that communities of color and low-income citizens are most likely to using walking and biking as transportation methods. To better engage these communities the City hired 6 community members as Liaisons. Over a 3-month period they planned and led 3 community walks and 3 community events, conducted 77 interviews and knocked on 161 doors. The next phase focused on identifying projects and areas of concern in order to prioritize projects. During this phase the City hired 5 Community Liaisons and trained them to assemble focus groups within the community to gather feedback.

Staff is responsible for managing the day to day operations of the CDBG and HOME programs. Key partners in the planning and implementation of activities include members of the Consortium, private nonprofit organizations, multiple City departments and Home Forward the County's PHA. The primary strength of the institutional system for delivering programs of the Consolidated Plan is the cohesiveness of the City of Gresham Departments as well as the collaboration of the community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs.

The City of Gresham is a member of a Regional Fair Housing work group comprised of representatives from the Portland/Vancouver Metro Area that receive federal funding and must deploy that funding in the context of a Fair Housing Assessment and Plan. The jurisdictions and organizations that have chosen to meet are Multnomah County, Clark County, Clackamas County, Washington County, City of Gresham, City of Beaverton, City of Portland, State of Oregon and the Fair Housing Council of Oregon. We recognize that many fair housing issues cross jurisdictional boundaries and may require a regional approach. We meet to learn from each other about how best to meet our federally mandated fair housing planning and implementation.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

In 2013, leadership from the City of Portland, City of Gresham, Multnomah County, and Home Forward created a renewed plan for ending homelessness in our community, called A Home for Everyone: A United Community Plan to End Homelessness in Multnomah County (AHFE). The plan chartered a new coordinating board to provide shared oversight of our community's work to end homelessness. The board is led by an executive committee, comprised of elected officials from Portland, Gresham and Multnomah County; leadership from Home Forward and Meyer Memorial Trust; as well as representatives from the faith and business community. That Coordinating Board and its Executive Committee, with leadership from local jurisdictions, developed a comprehensive action plan in spring 2015, and implementation is underway. The action plan recommends investments in the most effective strategies. HART is fully aligned with the priorities and goals of A Home for Everyone.

As noted previously, the City participates in the Comprehensive Economic Development Strategy (CEDS), as well as in regional transportation planning efforts. Both contain strategies that encompass whole communities and neighborhoods. That includes outreach to residents and businesses. Strategies are cross-cutting recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation. The City will continue to participate in regional strategies. The City of Gresham is a member of the Continuum of Care and will continue to provide input and act on recommendations. Acting alone and with Multnomah County and the City of Portland, Gresham encourages partnerships across public and private sectors.

The City of Gresham and East Multnomah County have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial,



and David Douglas.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Portland Consortium continues to update the AI to Fair Housing. They completed a Countywide Fair Housing Survey and held over 10 focus groups with low-income renters, and non-English speakers. Fair Housing work in FY 2017-18 continued to follow the goals of the previous Action Plan.

The City of Gresham actively works to affirmatively further fair housing through its Rental Inspection Program. The City inspects all multifamily units throughout the City on both a mandatory and complaint basis. The complaint-driven component provides protections for those reporting the violations to the greatest extent possible. Inspections focus on a broad range of habitability standards, while the primary focus is on fire, life and safety issues. The program has proven to improve living conditions for all Gresham residents and has elicited positive feedback. In 2017, Rental Housing staff conducted 555 complaint based inspections and 1,988 mandatory inspections for a total of 2,543 inspections.

The Fair Housing Council of Oregon (FHCO) reported that for Gresham from July 1, 2017 through June 30, 2018 there were 56 Intakes(hotline calls) with 7 Allegations. Allegations are all closed.

The City sponsored a landlord training conducted by the FHCO. The invitation went to landlords with 3 or fewer units. The City focused on these property owners believing they may not be aware of the laws ensuring individuals are not discriminated against. Nearly 40 landlords attended. The City also sponsored the FHCO with a \$2,000 contribution to their Fair Housing month activities for the 50th anniversary of the Fair Housing Act. The FHCO sponsored a major community event featuring Richard Rothstein, the author of the national acclaimed book, *The Color of Law*; events on the history of fair housing at the Oregon Historical Society and Kennedy School.

The City is also looking forward to improving an array of housing choices for residents in the future. Gresham adopted amendments to the City's Housing Policy in 2013. The Housing Policy Project provided information on housing trends used to develop housing goals, policies and action measures for Gresham as a whole, as well as Downtown, the Civic Neighborhood and Rockwood. The City is currently updating this information and adopted action measures in light of current market trends. The housing policy update anticipates completion in 2018. The City is working with partners (The Powell-Division Transit and Development Project, Metro, TriMet, the City of Portland, the Oregon DOT and Multnomah County) to meet transportation needs of Gresham residents and bring key investments to Gresham. Along with transit elements, plans call for actions regarding economic development, community enrichment ("placemaking" particularly around hubs), and housing.



## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Gresham provides monitoring for CDBG and HOME funded projects. Monitoring activities include program performance, fiscal accountability and regulatory compliance and may involve desk monitoring and/or on-site monitoring. An objective of all desk and on-site monitoring is to ensure that the City will meet the goals and objectives set forth in the Consolidated Plan. Staff of the CDBG/HOME Program and Financial Management Services monitors CDBG and HOME projects.

Desk monitoring consists of completion of Risk Assessment and Desk Monitoring checklists; as well as, reviews of invoices and progress reports, external audits and other materials submitted by the contracting agency. This monitoring is to determine that the project is on schedule, fiscally accountable and compliant with contractual requirements and regulations. For the 2017 PY the City continued with desk monitoring of all sub-recipients and determined all were in compliance.

On-site monitoring can include any or all of the following: program and systems review at the contractor facility (e.g., income verification forms and process for collecting information), visiting sites where the activity is being carried out (e.g., a house under construction or the operation of a public service activity) or has been completed (in the case of property improvements), interviewing agency staff, and fiscal and systems review. In 2017-2018, the City conducted onsite monitoring of JOIN, Family of Friends, MESO and Sunrise Center Kitchen. JOIN had 2 findings and 2 concerns identified during their monitoring. The City is continuing to work with JOIN to resolve findings and improve processes for future years. Family of Friends had 1 finding, which was quickly corrected by their staff. MESO had 3 findings and 2 concerns identified during their monitoring. All findings and concerns were corrected. The Sunrise Center Kitchen had 1 finding and 1 concern, both of which were corrected following the monitoring.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City of Gresham has prepared the CAPER for the program year from July 1, 2017 through June 30, 2018. The City provided a 30-day comment period commencing August 17, 2018 and concluding September 20, 2018 at the public hearing. The CAPER includes attached CDBG reports generated by HUD's Integrated Disbursement and Information System (IDIS).

A draft version of this CAPER was made available for public review and comment for a 30-day period. A notice ran in the Outlook on 8/17/18 and was posted on the City of Gresham's Community Revitalization Website 8/17/18. A Public hearing for comment on the draft was held September 20th at the Community Development and Housing Subcommittee meeting. There was no public comment.

### **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

This is the second reporting year of the City's performance against its five-year Consolidated Plan. As a result no program objectives have changed. However, the City incorrectly set goals for Homelessness with a Public Services project. Additionally, the City will add economic development goals and re-evaluate TBRA goals to better align with current market conditions. The City will complete an amendment to the 2016-2020 Consolidated Plan during 2018-2019 Fiscal Year.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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