

## Executive Summary – Downloaded 5/21/18

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The City of Portland is the lead agent for the Consolidated Plan Consortium, which also includes the City of Gresham and Multnomah County. In accordance with HUD regulations, the Consolidated Plan Consortium is required to submit a Consolidated Plan every five years as a condition of receiving four Federal formula grants: Community Development Block Grant, HOME Investment Partnership Grant, Emergency Solution Grant and Housing Opportunities for Persons with AIDS. The Consolidated Plan contains a snapshot of the community's housing and community development needs, identifies local priorities, and establishes the strategies each jurisdiction will use to address those priority needs. The Consolidated Plan also includes five-year numeric goals; each jurisdiction will be expected to measure its progress against those goals in the Consolidated Annual Performance Report filed in the fall. The 2016-2020 Consolidated Plan will be the fifth, five-year plan. Consortium members also submit an annual Action Plan; Action Plan FY 2018-2019 will be submitted this year along with any updates to the Five-Year 2016-2020 Consolidated Plan.

HUD regulations also require each Consortium receiving federal housing and community development funds to certify that it is affirmatively furthering fair housing. Because of major changes in the housing market since 2011, the Portland Consortium will update the 2011 Analysis of Impediments to Fair Housing Choice (AI), in 2018. The current 2011 AI describes the barriers to fair housing choice, which remain today, and includes recommendations for actions to address and eliminate them. Most of these recommendations are funded in the FY 2018-2019 Action Plan.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

- CDBG Program Objectives: Provide decent housing; Create suitable living environments; Expand economic opportunity
- HOME Program Objectives; Expand the supply of decent, safe, sanitary and affordable housing.
- ESG Program Objective: Reduce and prevent homelessness.
- HOPWA Program Objective: Provide housing for persons with HIV/AIDS.

## **Summary of the objectives and outcomes identified in the Consolidated Plan**

As determined in the Needs Assessment and Market Analysis included in the Consolidated Plan, the three broad needs and goals identified are described below:

### **Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)**

Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

2018-2019 Goals: Direct financial assistance to homebuyers – 13-14; Housing units rehabilitated - 55

### **Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)**

This goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.

2018-2019 Goals: Public Services other than low-mod housing- 5,233; Other homeless prevention - 182

### **Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)**

This goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.

2018-2019 Goals: Improve infrastructure 11,500 persons, Microenterprise assistance - 100 businesses

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In achieving its CDBG and HOME goals, the City of Gresham is making an impact on identified needs in the City. The programs and projects continue to be on-track and on-schedule, resulting in timely disbursements of CDBG and HOME funds.

Gresham also re-evaluates the needs of low-income households and the services provided to them through participation in activities with other jurisdictions and agencies to coordinate these efforts. Gresham, Multnomah County, and Portland continue to work closely in soliciting applications for CDBG and HOME funds and implementation of projects. Gresham participates with METRO to address the on-going need for affordable housing in the region.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Consortia follows the federally required Community Participation Plan. This robust public participation strategy included several public hearings in advance of formal consideration and adoption by the jurisdictions. A preliminary draft was made available April 13th, 2018 and the public hearings regarding goals, objectives and strategies were held March 23 and May 9th, 2018 for Multnomah County, May 17th for the City of Gresham and June 5th for the City of Portland. The Portland City Council reviewed the Action Plan projects June 27th. Gresham City Council reviewed their third-year Action Plan June 19th and Multnomah County Commissioners reviewed their third-year Multnomah County Action Plan June 28th. The Action Plans are also informed by the initial Five-Year Consolidated Plan planning meetings that included three Fair Housing information meetings, and over ten focus groups with specific cultural, language and geographic communities. Approximately 150 people participated in the Consolidated Plan Need Hearings, 165 in the focus groups and 100 people in the spring Consolidated Plan Action Plan meetings. The hearings and meetings were designed to reach a diverse range of people in terms of race, ethnicity, language, geography, income and culture. We met with low-income renters at their buildings, six linguistically specific groups were organized and several culturally specific groups met. Citizen participation was also encouraged through door knocking, four public meetings about barriers to Fair Housing, and a regional survey to a panel of over twenty thousand people. The focus groups included African Americans, Asian/Pacific Islanders, Hispanics and recent immigrant and refugee groups from Russia, Nepal, Burma, and Somalia. For the Need Hearings special attention was given to making the hearing accessible and known by non-English speaking citizens.

The City provided meeting and hearing notices, notice of the draft plans as required by the adopted Community Participation Plan, through a broad range of channels including newspapers and emails to interested parties. Draft plans were made available online and paper version was available at City Hall.

Notices were also posted on PHB's website, and printed in the DJC, the Gresham Outlook, Asian Pages, Latino De Hoy and The Skanner.

The public involvement process is contained in the Citizen Participation Plan (CPP). The CPP is was adopted in the 2016-2020 Consolidated Plan. The public participation process for the Consolidated Plan follows the CPP guidelines. The current CPP is an exhibit of the current five-year Consolidated Plan and will guide the future public participation processes.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Gresham and Multnomah County conducted joint Community Need Hearings in the Fall of 2017. The first hearing conducted on October 26th was designed to reach community members whose primary language was Spanish. The second hearing conducted on November 8th was directed to all residents of Gresham and East County as a whole. Comments about Community Need for the Spanish language group were varied. Many of the comments were focused in affordable housing, lack mental health services and the need for more youth programs. The group described the need for habitability, affordability and tenant rights. The comments received from the attendees on November 10th also focused on rental housing challenges and skill development for living wage employment. Transportation challenges in Gresham and East County were highlighted because many felt public transportation was inadequate for the growing population in the area.

Comment cards completed by participants at the Fall 2017 hearings reflected the verbal comments described above and highlighted concerns for infrastructure improvements that support community safety – sidewalks, street lighting, etc.

The public involvement process is contained in the Citizen Participation Plan (CPP). The CPP is was adopted in the 2016-2020 Consolidated Plan. The public participation process for this Consolidated Plan follows the CPP guidelines.

Staff also consulted local reports describing community and economic needs.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were not accepted.

**7. Summary**

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GRESHAM	Community Revitalization

**Table 1 – Responsible Agencies**

**Narrative**

The City of Portland is the lead agency in the HOME Consortium. The Portland Housing Bureau (PHB) administers the HOME funds and as such is designated as the lead agency for the Plan. Staff for the HOME Consortium meets periodically for coordination of planning. Staff seeks guidance from their respective housing investment committees.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

This section outlines consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed and publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs. The Portland Consortium includes representatives from the City of Portland, the City of Gresham and Multnomah County. They participate in regional planning efforts concerning all aspect of needs and opportunities covered by the Consolidated Plan, including economic development, transportation, public services, special needs, homelessness, and housing. Needs far exceed resources so the Consortium members have worked together to make decisions and set long-term priorities. Coordination within the Cities also consisted of input and review from the Portland Housing Advisory Commission, the Fair Housing Advocacy Committee, the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. Coordination with Home Forward and Housing, service-providing agencies, and other stakeholders are described below. Their comments and input are reflected in discussions throughout the Consolidated Plan.

Gresham's 30-day comment period for the 18-19 Annual Action plan was from April 13-May 13. Notice was published in The Outlook on April 13th, 2018 and the DJC 4/23/18. Notice was again published June 5th in the DJC related to public hearings. The City also posted on the City's web-page 4/13/18.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Representatives of the Consortium of the City of Portland, City of Gresham and Multnomah County participate in regional planning efforts concerning all aspects of needs and opportunities covered by the Consolidated Plan, including housing, public services, homelessness, special needs, economic development and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing and supportive services. Coordination efforts and planning processes are reflected in discussions throughout the Consolidated Plan. In preparing the Consolidated Plan, the Consortium has consulted with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children,

elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons).

These consultations have occurred in the course of regularly-occurring meetings of the Portland Housing Advisory Commission, A Home for Everyone coordinating board, the Fair Housing Advocacy Committee, Healthy Homes Coalition, Oregon Opportunity Network in special meetings and hearings sponsored by the City of Portland, the City of Gresham and Multnomah County and in specially noticed Consolidated Plan hearings. Consultation occurred with both housing and service providers; Home Forward (formerly Housing Authority of Portland); homeless persons; people with disabilities; and organizations that provide services to homeless families, people with alcohol or drug addictions, people with developmental disabilities, HIV affected families, the elderly, homeless adults, children and families and people with mental illness. Many provided additional testimony at the public hearings. (Please see Appendix A to the Consolidated Plan.)

The Consortium consulted with state and local health agencies regarding lead paint issues. Child welfare agencies do not have a role in lead hazard identification or abatement in Multnomah County. For this plan the Consortium met specifically, or within the course of everyday business, with each of the required public and private agencies.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	MULTNOMAH COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	2016 was the first year of the jointly funded Joint Office of Homeless Services.
2	<b>Agency/Group/Organization</b>	HUMAN SOLUTIONS, INC./WILLOW TREE
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Solutions - Willow Tree was consulted as a subrecipient through meetings and notices.
3	<b>Agency/Group/Organization</b>	HUMAN SOLUTIONS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Solutions was consulted as a subrecipient through meetings and notices.

4	<b>Agency/Group/Organization</b>	East County Solutions
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	East County Solutions was consulted as a subrecipient through meetings and notices.
5	<b>Agency/Group/Organization</b>	Metropolitan Family Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MFS was consulted as a subrecipient through meetings and notices.
6	<b>Agency/Group/Organization</b>	El Programa Hispano Catolico
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Services - Victims Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	El Programa Hispano was consulted as a subrecipient through meetings and notices.

7	<b>Agency/Group/Organization</b>	JOIN
	<b>Agency/Group/Organization Type</b>	Housing Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	JOIN was consulted as a subrecipient through meetings and notices.
8	<b>Agency/Group/Organization</b>	Community Energy Project, Inc
	<b>Agency/Group/Organization Type</b>	Housing Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Energy Project, Inc. was consulted as a subrecipient through meetings and notices.
9	<b>Agency/Group/Organization</b>	Unlimited Choices
	<b>Agency/Group/Organization Type</b>	Housing Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Unlimited Choices was consulted as a subrecipient through meetings and notices.
10	<b>Agency/Group/Organization</b>	PORTLAND HOUSING CENTER
	<b>Agency/Group/Organization Type</b>	Housing Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHC was consulted as a contractor for Gresham's down payment assistance program.
11	<b>Agency/Group/Organization</b>	Micro Enterprise Services of Oregon
	<b>Agency/Group/Organization Type</b>	Services-Employment Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MESO was consulted as a contractor for Gresham's down payment assistance program.
12	<b>Agency/Group/Organization</b>	Family of Friends
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family of Friends was consulted as a contractor for Gresham's down payment assistance program.

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Multnomah County	This collaboration aligns with the Strategic Plan goal of aligning homeless services.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

For the Need Hearings special attention was given to making the hearing accessible and known by non-English speaking citizens.

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Staff also consulted local reports describing community and economic needs.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>There were approximately 60 attendees for the joint Gresham/Multnomah County needs assessment meetings.</p>	<p>Although comments were varied, most attendees cited the lack of affordable housing as the primary issue. Additionally, there was much discussion about the lack of services (mental health and youth) and lighting and sidewalks.</p>	<p>No comments were not accepted.</p>	
2	Public Hearing	<p>Non-targeted/broad community</p>	<p>The Gresham Action Plan hearing was held May 17 with the CDHS. There were no other community members that attended.</p>	<p>N/A</p>	<p>N/A</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Hearing	Non-targeted/broad community	City of Gresham City Council Meeting to approve the 18-19 Annual Action Plan. June 19th.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,021,997	78,663	16,229	1,116,889	2,000,000	The program income is from NSP transferred funds or repaid loans and will be used for CDBG qualified activities.
General Fund	public - local	Public Improvements	193,000	0	0	193,000	0	Returning funds to the line of credit due to non-compliance with 70% low-mod income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Acquisition Economic Development Housing Public Improvements	650,000	0	0	650,000	0	

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

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 amounts, which requires that more substantial investments are in place. In the 2016-2017 fiscal year, Gresham leveraged almost four 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.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs**

## **identified in the plan**

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.

## **Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase & preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless		Affordable housing choice	CDBG: \$206,000	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Reduce homelessness & increase stability	2016	2020	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$402,549	Public service activities other than Low/Moderate Income Housing Benefit: 5233 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homelessness Prevention: 77 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, facilities & economic opportunity	2016	2020	Non-Housing Community Development		Community & economic development	CDBG: \$120,000 General Fund: \$193,000 Section 108: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11500 Persons Assisted Businesses assisted: 100 Businesses Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Increase & preserve affordable housing choice
	Goal Description	
2	Goal Name	Reduce homelessness & increase stability
	Goal Description	
3	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The 2018 Annual Action Plan outlines projects meeting needs identified in the 2016-2020 Consortium Consolidated Plan, opportunities in Gresham and City priorities. Initial project recommendations were made in consultation with the Community Development and Housing Subcommittee which reviewed and evaluated applications. Part of the review process was consideration of the ability of local and regional agencies and partners to successfully achieve objectives and administrative demands, including monitoring. The City Council made the final decisions on projects.

#	Project Name

Table 7 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Gresham allocates CDBG and HOME funds through a competitive process, with review and input provided by the Community Development and Housing Subcommittee, a 10-person citizen advisory group, along with scoring and review by a technical Advisory Group. Distributions are made in the following prioritized categories: public improvements, housing development/rehabilitation, economic development, and public services. Further, the City gives priority to projects that promote investment in low-income neighborhoods; leverage additional revenue to stimulate private development; achieve multiple affordable housing or other CDBG priorities; work toward revitalization of the Rockwood Town Center; and, help promote redevelopment of Downtown.

Although there have been nominal increases in funding the last few years, the primary barrier is increasing demands for projects and services. It is challenging, if not impossible, to make significant changes in the face of changing economies and decreasing levels of public support (federal, state and local) for badly needed projects in all categories.

**AP-38 Project Summary**  
**Project Summary Information**

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Gresham has not identified specific geographic target areas for this plan, projects are citywide. Allocations are normally made for projects applicable to low-income persons and/or qualifying low-income neighborhoods. The City has set as a priority investing in community infrastructure development and redevelopment in lower-income neighborhoods to safeguard public health, improve livability and promote economic development. Where possible, funds will be leveraged to make substantial improvements in those areas, including increasing economic opportunities. The City works with regional partners to make significant improvements along transportation corridors and in areas targeted for urban renewal, including Rockwood, the Civic Neighborhood, and Downtown. The City will continue to view projects with the objective of maximizing impact from investment.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

### **Discussion**



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

**Actions it planned 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**

### **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

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 prioritizes projects to help families achieve self-sufficiency and increase earning capacities. Projects included in the annual 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.

#### **Actions planned to foster and maintain affordable housing**

The City of Gresham actively supports quality housing that is affordable to all residents. The 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, unmaintained surfaces, egress door inoperable/disrepair, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants.

To further the objective of quality housing for all segments of the population, the City supports rehabilitation of units to provide permanent accessibility for persons with disabilities and emergency 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 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 new housing data and information on housing trends used to develop housing goals, policies and action measures for Gresham as a whole, 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. City Council has also initiated a Housing Task Force comprised of a wide range of community stakeholders to explore strategies that support City goals. The City is working with partners (The Division Transit Project, Metro, TriMet, the City of Portland, the Oregon Department of Transportation 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 safety, economic development, community enrichment (“placemaking” particularly around hubs), and housing.

The City adopted several guiding principles regarding housing as a guide for affordable housing. In essence these principles recognize that everyone in Gresham deserves a decent, safe and affordable place to live and that sustainable and vibrant communities require a balance of jobs, housing and services. The principles recognized early on that concentrations of poverty and minority populations could block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods (Affirmatively Furthering Fair Housing). The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly-assisted housing is one component. The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support.

### **Actions planned to reduce lead-based paint hazards**

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 required to sign certifications. Inspectors employed in the Rental Inspection Program are trained and certified in safe practices.

Multnomah County's Health Department conducts lead-based paint hazard reduction services in the community. The Health Department also conducts free lead blood tests for children and treats low income families who have lead-related medical issues.

The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing \$17 million dollars in lead hazard reductions assistant to over 1,800 low-income households (protecting

over 3,000 children from lead poisoning) since 1998.

### **Actions planned to reduce the number of poverty-level families**

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. 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. Additionally, the City will fund a project to develop micro-enterprises. This will be completed by Self-Sufficiency with Entrepreneurship (Micro Enterprise Services of OR – MESO). The City also engages with regional partners to plan and implement improvements to the transportation system. One of the primary regional projects underway is design for the Division Transit Project which will construct the Metro region's first bus rapid transit system. It will link Downtown Gresham with Downtown Portland. Additionally, the City is about to adopt its first ever Active Transportation Plan

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 business in Central Rockwood, the Civic Neighborhood or Downtown. As of December 2017 280 businesses have been helped to the benefit of both the business and the community.

The City is a partner in the Comprehensive Economic Development Strategy (CEDS) and supports links between industry and education (at the high school and higher education levels), supports diversity in the workplace and in industry, and supports activities raising the skills and employability of underrepresented and disadvantaged populations. The Economic Development Traded Sector Jobs Strategy defines the City's vision for targeted job growth and development which relies on existing industry sectors: advanced electronics and specialized machinery and equipment. An integral component is supporting a trained workforce. Part of this development incorporates efforts by WorkSource (WSI) and Mt. Hood Community College which is developing an industry-supporting curriculum in mechatronics (the interface between machines and software).

### **Actions planned to develop institutional structure**

The City of Gresham will hold annual meetings with service providers to assess current community conditions impacting low- and moderate-income households. These discussions include updates on social services accomplishments in working with the population, as well as, service gaps or needs in the

community.

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.

The City of Gresham continues to strengthen in-house delivery by monitoring sub-recipients annually and by increasing staff development through HUD training and regional coordination.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

As noted, 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. Rockwood Speaks is a prime example of outreach in a community, bringing residents, businesses and outside expertise together to create real solutions in a neighborhood.

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 support 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.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

Gresham receives HOME funding through the Consortium. During the annual application process, Gresham determines which projects qualify and which projects will receive funding for both CDBG and HOME funds. Gresham and Portland enter into an IGA related to HOME funds and the projects Gresham will be funding for that fiscal year.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	650,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>650,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

## Discussion

