The Portland Consortium's

Consolidated Annual Performance And Evaluation Report

July 1, 2005 – June 30, 2006

The City of Portland

The City of Gresham

Multnomah County

Prepared for the U.S. Department of Housing and Community Development

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SECTION I: INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) is a consolidated reporting document that covers local programs and services funded by federal entitlement programs. These funds are applied for under the principal planning document referred to as the Consolidated Plan, which is submitted to the U.S. Department of Housing and Urban Development. The FY 2005-06 CAPER reports on activities detailed in the FY 2005-06 Consolidated Action Plan.

The goal of the consolidated application, planning, and reporting on these federal grant programs is to integrate services in a coordinated way that most comprehensively serves the needs of the community. This approach eliminates the need for separate funding applications and public-planning meetings, while also allowing reporting accomplishments through a single computerized reporting process.

The Consolidated Annual Performance and Evaluation Report covers four entitlement grants administered by the City of Portland:

1. **Community Development Block Grant (CDBG) Program:** Portland is the entitlement jurisdiction for this program and receives a formula allocation;
2. **HOME Investment Partnership:** Portland is the lead jurisdiction for the Portland HOME Consortium which includes the City of Gresham and Multnomah County;
3. **Emergency Shelter Grant (ESG):** The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds;
4. **Housing Opportunities for People with AIDS (HOPWA):** The City of Portland administers this grant program for a seven county Eligible Metropolitan Area (EMA) comprised of Clackamas, Columbia, Multnomah and Yamhill Counties, Oregon and Clark and Skamania Counties, Washington.

In FY 2005-06, the total award of the four federal entitlement grants for the Consortium in this report is $17,822,352:

Resources	Portland	City of Gresham	Multnomah County	Total
CDBG	$11,488,646	$0	$339,653	**$11,828,299**
HOME	$3,800,581	$625,913	$175,808	**$4,602,302**
ESG	$442,751	$0	$0	**$442,751**
HOPWA	$949,000	$0	$0	**$949,000**
Total	**$16,680,978**	**$625,913**	**$515,461**	**$17,822,352**

In addition, this report includes $440,000 in Portland CDBG and $1,900,000 in Portland HOME program income and funds that were carried over from the previous year. It also provides an outline of local and other resources used in conjunction with the entitlement funds.

The Bureau of Housing and Community Development serves as a steward for these federal and local funds, contracting resources to numerous community and public sector partners to assist people to improve the quality of their lives. Services are provided to lower income residents in the areas of housing, neighborhood improvements, economic development, and community and emergency services.

Part A: Assessment of Goals and Objectives

NATIONAL OBJECTIVES

The U.S. Department of Housing and Urban Development requires that grant programs must primarily benefit low and very low-income persons (people with incomes below 80% of area median income) in the following ways:

Provide Decent Housing

Included in this broad goal are the following: assist homeless persons to obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

Provide a Suitable Living Environment

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural or aesthetic reasons; and conserving energy resources.

Expand Economic Opportunities

This goal includes creating jobs accessible to low and very low-income persons; providing access to credit for community development that promotes long term economic and social vitality; and empowering low and very low-income persons in federally assisted and public housing achieve self-sufficiency.

Local Priorities

The 2005-2010 Consolidated Plan, as amended, establishes the following three local priorities for the allocation of federal resources. The priorities are in descending order:

Priority 1

Programs to increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Median Family Income. This priority includes programs that:

a. provide stable, decent, affordable housing for households with the greatest housing needs;

b. develop permanent supportive housing for very low income (0-30% MFI) households with disabilities.

c. assist *low-income* individuals and families (0-50% MFI) to locate, obtain, and maintain housing ;

d. develop, acquire, maintain, repair, rehabilitate, preserve, and address any lead-based paint or other severe environmental hazards in housing stock for *low- and moderate-income* people *(up to 80% MFI)*;

e. revitalize severely distressed public housing;

f. manage publicly-funded housing assets wisely for the long term;

g. increase the number of units with three or more bedrooms affordable to low-income (0-50% MFI) households.

Priority 2

Programs that focus on preventing and ending homelessness that:

a. provide immediate housing for chronically homeless individuals and families, linked to the services they need to succeed;

b. mitigate the barriers that make it difficult for households experiencing homelessness to re-establish housing stability;

c. streamline access to existing services to prevent and reduce homelessness;

d. concentrate resources on programs that offer measurable results; provide, or partner with other entities that provide, supportive services, such as case management, home care and personal care, job training, child care, education, etc., for adult and child members of *low-income* (up to 50% MFI) households.

Priority 3

Programs to assist adults and youth to improve their economic condition:

a. by increasing their incomes *from below 50% MFI* to a living wage through comprehensive, evidence-based programs;

b. by increasing their assets through comprehensive, evidence-based programs;

c. by wealth-building strategies for households with incomes up to 80% MFI, including land-trusts and first-time homeownership programs for populations that have traditionally faced barriers to homeownership;

d. by investing in and stabilizing low-income communities.

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

Ensuring that services benefit populations most in need is a priority of all program areas. Within the City of Portland, during 2005-06, funds continued to be focused upon affordable housing development and preservation, neighborhood improvements and the provision of "safety net" services to low and moderate income residents.[1] Assistance is provided to specific neighborhoods that have over 51% of households with incomes under 80% of area median income. The following chart displays the 2005 Area Median Income limits.

Median Family Income: $67,900

Household Size	30%	50%	60%	80%	100%
1	14,250	23,750	28,500	38,000	47,550
2	16,300	27,150	32,600	43,450	54,300
3	18,350	30,550	36,650	48,900	61,100
4	20,350	33,950	40,750	54,300	67,900
5	22,000	36,650	44,000	58,650	73,350
6	23,650	39,400	47,250	63,000	78,750
7	25,250	42,100	50,500	67,350	84,200
8	26,900	44,800	53,800	71,700	89,650

Statistical Area is $67,900. The income of a four-person household at 80% MFI is $54,300. The income of a four-person household at 50% MFI is $33,950.
Developmental disability is used in a broad sense to include a wide range of cognitive disabilities.

Local Principles

The 2005-2010 Consolidated Plan, as amended, establishes local principles that are intended to guide the jurisdictions in the Portland Consortium as they devise and implement their long-term strategies and prepare their annual action plans. The order of the Principles does **not** reflect their relative importance:

Principle I

All resources should be invested to promote long-term systems change. Investments should favor integrated systems that give eligible low-income households access to an array of tools to create sustainable improvements in their housing, economic condition, and general well-being. Evidence-based practices are preferred.

Principle II

Services must be made available fairly to eligible low-income people, including those who have experienced barriers to accessing services due to race, color, religion, gender, ethnicity, culture, or sexual orientation.

a. All programs should employ culturally competent service delivery models that provide reasonable access to all eligible low-income people. Programs should use culturally specific service providers when necessary to reach members of racial and/or ethnic communities who would not otherwise be well-served.

b. Programs funded by the jurisdictions should serve households that include people of color in at least the proportion that those households exist in the low-income population, or at a greater rate.

Principle III

Programs should strike a balance between addressing immediate needs and preparing to meet future needs. Jurisdictions are encouraged to fund programs that are flexible and can respond to changes in market conditions. Jurisdictions should strive for continuous program improvement by incorporating new research and best practices.

Principle IV

Housing programs should focus on housing those with the greatest needs in decent, stable housing. The category of people with the greatest needs includes individuals and families who belong to one or more of these groups:

c. individuals and families who are homeless;

d. people who have special needs (severe mental illness, serious physical disabilities, developmental disabilities[2], addiction disorders, or more than one of these disabilities);

"Low-income households" is a HUD term referring to households with incomes below 50% MFI. "Low and moderate-income households" is a HUD term referring to households with incomes below 80% MFI. In 2005, the area media family income for a four-person household in the Portland Metropolitan

e. people who are experiencing domestic violence;

f. people who are living in substandard housing that violates safety codes;

g. low-income households paying more than 50 percent of their income for housing;

h. people who have historically had limited access to housing opportunities, including members of racial/ethnic/cultural minorities, refugees, immigrants, and farm workers;

i. people who are particularly vulnerable to housing loss, placing them at great risk of homelessness, including households with incomes under 30% of the area Median Family Income, single parents, youth leaving foster care, and the elderly;

j. people who face barriers to housing due to poor rental history, poor credit history, and/or criminal history;

Principle V

Both public and private resources are required to meet the community's housing needs.

a. Public resources should be directed to housing for those with the greatest need.

b. Public moneys may also be used to stimulate private investment and fill affordability gaps.

c. Participation of the philanthropic sector in public-private partnerships should be encouraged.

d. Market-driven private financing should be the primary source for meeting moderate- and middle-income housing needs.

Principle VI

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

a. Maximizing the number of unit years of affordability is an important use of public investment.

b. As a condition of receiving public investment, designated affordable units should remain affordable for a minimum of 60 years.

c. The number of rental units designated to remain affordable should be balanced with the subsidy to the project, so that programs are marketable to private for-profit and nonprofit developers.

d. Preference should go to programs that increase or preserve the affordable housing inventory, and programs that subsidize ongoing costs.

e. Sufficient public resources should be invested to assure that affordable housing is designed, constructed, managed, and maintained so that it will be an asset to the community over the long term.

Principle VII

To promote economic opportunity, the goal of public investment in community development activities other than housing should be to increase the incomes and/or assets of low-income households and neighborhoods.

a. Public investment in community development should focus on projects that can demonstrate the capability to increase the income and/or assets of low income (<50% MFI) households and neighborhoods.

b. Public investment in community development should focus on removing barriers to employment, retaining jobs in the community, and providing adults and youth with access to opportunities to earn, at a minimum, a living wage.

c. Public investment in community development should focus on low-income households that have not shared in past economic expansions, and low-income neighborhoods.

d. Public investment in community development should assist households with incomes below 80% MFI that face barriers to building wealth to increase their assets using ownership models that give residents equity holdings in their residences or businesses, e.g. micro-enterprise development, land trusts, homeownership programs, and cooperative ownership arrangements.

e. Homeownership programs should include a mechanism for recapture and/or retention of the public investment.

Principle VIII

To promote long-term housing stability and reduce the risk of homelessness, a continuum of services must be available to assist individuals and families in locating, obtaining, and maintaining decent affordable housing.

a. Persons with the greatest need should receive supportive services that will enable them to succeed in housing.

b. Supportive services should be designed to promote the greatest degree of economic independence and self-sufficiency appropriate for the individual.

c. Services for locating, obtaining, and maintaining decent, stable, affordable housing should be readily available.

d. Information and support should be available to enable tenants to pursue a habitable living environment without fear of retaliation.

e. For people with special needs, medical and behavioral health care services are essential to maintain housing. To the maximum extent feasible, housing and community development funds should be used to leverage funds for these health services.

f. Fair housing services to address illegal barriers to housing should be widely available.

Principle IX

Public investment in neighborhoods should benefit existing residents as well as further other policy goals.

a. When significant public investment is contemplated, measures should be taken to protect low- and moderate-income residents, including established small businesses, from involuntary displacement.

Consolidated Plan goals and priorities are broken down in detail by program area in Section II of this report. The following is a summary of our activities that addressed each of the priority areas and longer-term goals identified in the Consolidated Plan.

Affordable Housing

Goals and priorities for housing and housing service programs, including those for populations with special needs such as the elderly, disabled, or individuals with AIDS are targeted towards serving populations with the greatest need. Other housing services include major and small-scale home rehabilitation programs designed to keep individuals and families in their homes. They also include the removal of lead-based paint hazards, the installation of weatherization materials, and the installation of accessibility improvements occupied by those with mobility impairments.

Ending Homelessness

Funding for homeless services and facilities is targeted to support the 10-Year Plan to End Homelessness through the community's Continuum of Care for homeless adult singles, families, and youth. Services focus on providing shelter and related services in order to reduce the risk of homelessness, provide emergency shelter, and maintain housing options for these populations. This includes specialized services for populations with mental illness and those requiring alcohol and drug free housing choices. Additionally, the City participates in the Fresh Start Program to assist persons who cannot access housing by working with landlords, service providers and clients.

Economic Opportunity Initiative

Goals contained in the Consolidated Plan for economic development are targeted towards the creation and retention of wealth and employment opportunities, focusing the benefit of these programs directly to low/moderate income *people*. Included in economic development are programs related to issues necessary for obtaining and maintaining successful employment such as adequate training and affordable quality childcare.

Five Year Matrix

We have prepared a matrix entitled *Assessment of Five-Year Goal Accomplishments* (the Five-Year Matrix). The Five-Year Matrix lists the five-year goals for each program area set out in the Consolidated Plan 2005-2010 Five-Year Strategic Plan, and shows the incremental annual progress towards each goal, as well as the cumulative progress. Comments are included when necessary to explain a discrepancy between progress numbers and the goal.

The Five-Year Matrix - Appendix G.

Part B: Furthering Fair Housing

The Portland Consortium completed an update of the 1996 Analysis of Impediments to Fair Housing (AI) in January 2006. The 06-07 CAPER will report on the new findings and concerns included in the 2006 AOI. The Consortium will refine its current fair housing strategies based on findings and recommendations from the 2006 AOI, and will be conducting working groups over the next two years to address issues raised during the process that are not fully addressed by the current range of strategies.

The Portland Consortium continued this year to fund an array of activities to address the fair housing issues raised in the 1996 Analysis of Impediments to Fair Housing Choice (1996 AOI). The AOI strongly recommended continued cross-jurisdictional funding of Fair Housing providers to provide necessary outreach, education and enforcement. The Consortium funded the Fair Housing Council, Legal Aid, and other direct providers. These actions fully meet the Consortium's obligation to affirmatively further fair housing by undertaking a multi-agency approach to fair housing outreach, education and enforcement. FAll three jurisdictions provided funding (CDBG), augmented by an allocation from the City of Portland General Fund.

Assessment of Progress on Fair Housing

In FY 2005-06, the Consortium continued to make significant progress toward addressing many of the significant impediments to Fair Housing identified in the 1996 Analysis of Impediments (AOI). As set out in the tables below, the Consortium supports a significant level of activities called for in the AOI. Assessing the overall impact of these activities to further Fair Housing is a challenging task. Unlawful housing discrimination continues to present a significant barrier for some households to obtain or maintain stable housing. FHCO reports that education and outreach appear to be having some effect in lowering the rate of unlawful acts. This is encouraging. Still, outreach, informational and enforcement services related to Fair Housing remain necessary as a core strategy to meet the Consortium's obligations to affirmatively further fair housing.

The diverse set of programs, outcomes and strategies represented in the tables represent a concerted effort towards meeting the goals identified in the Consortium's Fair Housing Plan. The success and high usage of Housing Connections during the reporting period represents a unique and successful strategy to place comprehensive information about affordable housing options and choices at the fingertips of the people whom need it. This signature tool constitutes a crucial effort to remove informational barriers as an impediment to broad and fair housing access for all.

Limited affordability, however, remains the greatest factor limiting housing access in Multnomah County, and the Consortium's commitment to increase affordable housing stock constitutes its most important tool in furthering fair housing.

Fair Housing Outcomes
FY 2005-2006

Agency and Programs	Source and Amounts	Outcomes
Fair Housing Council of Oregon ▪ Complaint Intake ▪ Enforcement Coordination ▪ Outreach/Education ▪ Fair Housing Testing	**CDBG** $17,575 (Port) $ 3,777 (Co.) **General Funds:** $12,059 (Port)	1021 hotline calls to the Fair Housing Council were screened, leading to 99 bona fide complaints of housing discrimination. Complaints were evenly distributed between race, national origin, sex, familial status and disability. 23 fair housing tests were conducted and 15 major workshops trained agencies/individuals in fair housing laws. There were 15 reasonable accommodation assists.
Legal Aid Services of Oregon ▪ Coordination of and Legal Assistance with Fair Housing	**CDBG** $43,868 (Port) $ 5,398 (Gresham) $ 4,600 (Co.)	128 households received advice and legal assistance to address their rights under Fair Housing laws. 24 of cases are still being investigated, none were referred to HUD, 8 cases had no merit and 37cases had sufficient evidence and were either successfully litigated or negotiated. 123 cases proceeded till process was over and 46 cases received advice only.
Oregon Bureau of Labor and Industries, Civil Rights Division (BOLI) ▪ Enforcement of City Civil Rights Ordinance.	**General Funds:** $20,184 (Port)	16 cases - all involving sexual orientation or gender identity - received complaint investigation, mediation and/or other services and proceeded to closure with complaints of violations of Portland's Civil Rights Ordinance.

Direct Fair Housing Services
FY 2005-2006

Findings In AOI	Strategies	Outcomes
HOMEOWNERSHIP Escalating costs act as a barrier Lower homeownership rates for minorities.	Target marketing to minority households about available programs. Jurisdictions should implement programs to increase homeownership for all.	Through City of Portland funding, community partners provided targeted marketing of their first-time homebuyer and homeowner services to increase minority participation: ▪ 4 culturally specific homebuyer fairs that marketed homebuyer opportunities for African American, Asian, and Latino populations in Portland ▪ Portland Housing Center first time homebuyers, 22% were minority, 109 total. ▪ Portland Housing Center participation in homebuyer education 35% - up from 34% minority in 2004-05. ▪ Financial assistance for new homebuyers through the Portland Community Land Trust, 3 minority or 30% of the overall buyers.
RENTERS WITH DISABILITIES Expense of making housing accessible is a barrier. Neighborhood resistance to special needs housing development.	Funding for structural modifications that will increase or facilitate the independence of mobility impaired persons. Outreach and programming to reduce resistance and increase opportunities to site special needs housing.	▪ All three jurisdictions continued to support the Adapt-A-Home program, which provided permanent structural modifications upon client request within affordable rental and owner-occupied units. The project assisted more than 78 households with accessibility enhancement in all three jurisdictions. ▪ The City of Portland revitalized and expanded the Fresh Start program allowing people with barriers to housing (including disabilities) to be rapidly placed into housing. Landlord concerns are addressed through committed support services and landlord guarantee funds.

Part C: Affordable Housing Programs

During the FY 2005-06 the Portland Consortium allocated $16,430,601 of its of CDBG and HOME entitlement resources to the development of affordable housing and housing related services. Housing programs included both capital for housing development and services related to housing. The major focus of the programs is the development of housing affordable to low- and moderate-income households.

The Bureau of Housing and Community Development contracts with the Portland Development Commission to fund and manage the development of affordable rental units and conduct larger-scale rehab activities for both owner occupied and rental properties. BHCD contracts directly with nonprofit, community-based, and/or private organizations to provide other housing activities including homebuyer programs, special needs housing and housing-related services. Housing services provide information and referral to those in need of affordable housing, homebuyer education and counseling for first time purchasers, assistance with minor home repairs, and fair housing information for low- and moderate-income households.

All funding allocations for housing development and housing services are made according to priorities identified in the Consolidated Plan.

> Within **Priority One** are programs to provide affordable rental housing for homeless individuals or families and very low-income households (earning less than 50% MFI) who pay more than 50 percent of their income in housing related expenses. This includes people with special needs such as mental and physical disabilities, people with AIDS, and the elderly. There is a preference for programs that serve extremely low-income (0-30%) households, including large families (2 plus bedrooms).
>
> Within **Priority Two** are programs to provide assistance for very low-income existing homeowners to maintain their homes. Programs should preserve the stock of affordable housing and stabilize neighborhoods by providing basic support services such as case management, job training, childcare, and education. Programs should provide funds for the rehabilitation and maintenance of basic systems (plumbing, structural, electrical, and roofs) and for improvements to allow elderly and persons with disabilities to remain in their homes. Programs to revitalize severely distressed public housing are also included.
>
> Within **Priority Three** are programs to assist first-time homebuyers. These programs should focus on innovative types of housing and lower-income populations unable to access the increasingly unaffordable market. Homebuyer programs should also be targeted as an important community development tool to reinvest in and stabilize neighborhoods. Public funding of these programs should emphasize the leveraging of private funding.

In addition to the Priorities described above, local principles have been established that provide further guidance on how affordable rental housing programs will be developed. These policies distribute federal rental housing dollars to create units that are affordable to the full range of households with incomes from below 30 percent to 80 percent of area median income. Additional resources are used to fund housing opportunities for moderate-income households.

Homebuyer Programs-Owner Occupied Housing

Assisting low-income households into the homeownership market is Priority Three of the Consolidated Plan. During FY 2005-2006, the City of Portland funded two primary activities: (a) homebuyer education and counseling, and (b) direct financial assistance. These activities address barriers to homeownership, including lack of savings, lack of credit, high income-to-debt ratios, high housing prices, and lack of knowledge about the home buying process. Programs through the Portland Housing Center (PHC), the African American Alliance for Homeowner, the Portland Community Land Trust (PCLT) and community groups sponsoring homeownership fairs have helped households address some or all of these barriers during FY 2005-06. The following table inventories the programs. Program descriptions follow.

Homeownership Programs

FY 2005-2006

Program and Eligibility	Number Served	Barrier Addressed	Providing Agency	Funding Source	Product Activity
Home Buyer Assistance*	498 households became homeowners	Access to a continuum of homebuyer services and assistance	Portland Housing Center	CDBG and Private Resources	Result of a combination of products
Portland Community Land Trust	10 households became homeowners	Affordability gap and lack of knowledge	Portland Community Land Trust	CDBG	Acquisition and homebuyer assistance
Homebuyer Fairs	1350 individuals	Access to information and lenders	African-American, Latino Home Initiative, Latino, Lents Homeownership Initiative and Asian homebuyer fairs	CDBG	Potential homebuyers move closer to buying a home by connecting with resources and information
Financial Assistance	29 households	Affordability gap	Portland Housing Center, Portland Habitat for Humanity, Hacienda CDC, Housing Authority of Portland, PCLT, and Sabin CDC	CDBG, HIF, and Private Resources	Deferred payment 2nd mortgage at 0% interest
Home Buying Services	305 households	Lack of knowledge, lack of confidence	Portland Community Land Trust	CDBG	Home buying classes
Home Buying Services	912 households	Lack of knowledge; lack of confidence	Portland Housing Center	CDBG	Homebuying classes, pre-purchase counseling

Portland Housing Center

Funding provided to the Portland Housing Center (PHC) helped provide homebuyer education and counseling services, as well as financial assistance to low-income homebuyers. The PHC offered classes in home buying that attracted 773 households. Additionally, there were 912 pre-purchase counseling sessions.

The 498 new homebuyers can be attributed to PHC's education and counseling efforts. Seventy-three of these households received second mortgages totaling $1,940,146, using a combination of private and federal funds. PHC's loan programs included the "Closing Assistance Project," "Mortgage Assistance Project," and Section 8 mortgage assistance.

Homebuyer Fairs

To improve access to affordable housing and asset building, BHCD funded three (5) homebuyer fairs that targeted potential minority homebuyers. The African-American Homebuyer Fair ($8,000) drew 500 participants, the Latino Homebuyer Fairs (9,000) drew 948 participants, the Lents Homeownership Initiative Fair ($1,000) drew 383 participants and the Asian Homebuyer Fair ($8,000) drew 750 participants. Over 24 homebuyer education classes were provided at all of the fairs. In addition to providing an excellent marketing and outreach effort, all of the fair sponsors have focused on follow up and better reporting in the past year.

Portland Community Land Trust

Funding provided to the Portland Community Land Trust (PCLT) helped provide the staffing of acquisition activities and the ability to provide financial assistance to PCLT homebuyers. The PCLT acquired ten properties and provided financial assistance to 10 new low-income homebuyers.

Financial Assistance

In 2005-06, six different community agencies were allocated funding to provide homebuyer financial assistance. To date 29 households below 80% MFI have been served.

Homeowner Housing Rehabilitation

An important component of the affordable housing program is to ensure that elderly and disabled homeowners can access assistance for repairs that allow them to live safely in their homes. To promote this, the City of Portland used CDBG dollars to fund small-scale or emergency rehab activities for single family, owner-occupied units. To date 24 households below 80% MFI have been served.

Rehab activities comply with all federal lead-based paint requirements. All households that were assisted under this program received the EPA pamphlet "Protect Your Family from Lead in Your Home" and all activities were conducted using contractors trained in lead-safe work practices. Rehab activities in pre-1978 housing that disturbed lead painted surfaces beyond the *de minimus* threshold defined by HUD received a clearance test to determine that no hazardous lead dust remained in the unit.

The following table inventories the emergency or small-scale rehab grants delivered by community organizations that received CDBG resources.

FY 2005-06 Mini-Housing Rehabilitation Services

Service	Provider	Households Served
Accessibility improvements for households with a disabled family member.	Unlimited Choices, Inc.	58
Painting and minor home repair for low-income households.	REACH CDC	46
Small scale and emergency home repairs.	Albina CDC: Boise Humboldt Home Repair Program	8
Home repair services to low-income families.	Christmas in April	48
Energy conservation and weatherization materials installed in disabled and elderly households.	Community Energy Project	724
Security improvements for elderly, disabled and low-income households.	Portland Police Bureau	103
Safety improvements and repairs to low-income households.	Metro Home Safety Repair	995

Rental Housing

Multi-Family Housing Development

Increasing the availability of affordable rental housing is Priority One in the Consolidated Plan. As in past years, the Portland Development Commission (PDC) implemented the Rental Housing Loan Program to develop, rehabilitate, and preserve affordable rental housing. Pursuant to local housing policy, federal rental housing resources were distributed to create units affordable to the full range of incomes from 30 percent to 80 percent of area median income. Additional resources were used to develop housing affordable to moderate-income households. The Rental Housing Loan Program budget used HOME and CDBG funding and prioritized development that leveraged non-local funding sources such as Tax Increment financing, Low-Income Housing Tax Credits, State funding, and private resource. Nonprofit and for-profit developers as well as the Housing Authority of Portland participated as partners in the development of the City's stock of affordable rental housing.

In the 2005-06 Consolidated Plan Action Plan, Portland proposed to use HOME and CDBG resources to support approximately 800 units of affordable rental housing, including acquisition, refinancing, new construction, and rehabilitation. Approximately $6,436,086 in HOME and CDBG was allocated to support these efforts from the base fiscal year budget.

Additionally, the units provide a range of options based on bedroom size, as expressed in the table below:

Units by Bedroom Size and Income Range
FY 2005-06 Rental Loans: Closed and Committed Projects

MFI	Total Dollars	Units	SRO	Studio	1-BR	2-BR	3-BR	4-BR	5+-BR
0-30%	$1,703,241.00	42	14	3	19	0	4	2	0
31-50%	$1,225,406.00	118	0	11	70	9	22	4	2
51-60%	$1,598,393.00	99	0	0	67	18	11	3	0
61-80%	$0.00	0	0	0	0	0	0	0	0
81+%	$32,124.00	5	0	0	1	4	0	0	0
Total	**$4,559,164.00**	**264**	**14**	**14**	**157**	**31**	**37**	**9**	**2**

Source: *PDC FY 2005-06 Annual Report*

Housing Services

Pursuant to Priority Two of the Consolidated Plan, BHCD provided housing services focused on assisting low-income people in obtaining and retaining appropriate, affordable housing. Housing services supported with federal resources during FY 2005-06 include:

Housing Connections

Housing Connections is a web-based housing information system that assists renters and agency staff to find available, affordable housing and housing services. The Housing Locator, the system component that allows users to search for a variety of available, affordable, and accessible housing with user-friendly search tools, was implemented in May 2002.

In FY 2005-06:

- BHCD contracted out the day-to-day operations of Housing Connections to 211*Info*. This scope of work included outreach to renters and agencies, phone support to all users, and data quality review of listings.
- Staff continued to focus on expanding the inventory of units listed in Housing Connections.
- The Housing Services database was added to the site.

HOUSING CONNECTIONS STATISTICS THROUGH JUNE 30, 2005

Total Unit Count	**62,451**
Total Property Count	4,208
Landlord and Property Management Companies with accounts in HC	2,212
Agencies with accounts in HC	237
Total Searches Since May 2002	786,297

Fresh Start

Fresh Start is a formal partnership among housing providers, service providers, and persons with barriers to housing. The goals of the program are to protect owners' and landlords' interests, mitigate the traditional risks associated with less stringent screening criteria, and meet the needs of persons who otherwise cannot access housing. Fresh Start provides an incentive to landlords to relax traditional screening criteria by addressing landlords' concerns through committed supportive services and a landlord guarantee fund. Landlords and property managers agree to rent to people who would not qualify under standard screening criteria, in return for commitment by the resident's case manager to assess the potential tenant's housing readiness and to provide ongoing support.

Fresh Start was created in 1998 by a coalition of service providers, property management firms, Legal Aid, a tenant screening company and a law firm. In early 2003, BHCD volunteered to provide the coordination needed to revitalize and expand the program, and ensure quality control and monitoring. The Bureau convened a design team of 20 members from the service and housing sectors to further develop the program model. The Design Team evolved into the Strengthening Housing and Services Partnerships Oversight Committee, a 12-member team that maintains equal representation among housing and services providers.

To date, the Strengthening Housing and Service Partnerships Oversight Committee has overseen the certification of ten Fresh Start agencies. These agencies are expected to forge partnership agreements with private and non-profit housing providers, develop agency-based Fresh Start Criteria, assess potential participants for housing and services, assist with move-in, and provide case management services after participants move into permanent housing.

To increase utilization of the landlord guarantee fund, the Strengthening Housing and Service Partnerships Oversight Committee agreed to allow access to housing providers on a per-unit basis. Housing providers willing to set aside units for households with barriers or have an agreement with a service provider for first right of refusal when a unit becomes vacant have the ability to access the guarantee fund. Therefore, this program remains flexible to assist many types of homeless and at-risk households that may need additional resources to access and maintain permanent housing.

Code Enforcement Relocation Services

BHCD contracted with the Housing Authority of Portland to operate a relocation program for low-income residents affected by code enforcement. The City of Portland Code Enforcement Relocation Program was available to provide limited relocation assistance to low-income residents of the City of Portland who were displaced as a result of actions taken by the City of Portland to enforce its building code. Enforcement actions include building closure and vacancy orders issued by the City's Office of Planning and Development Review (OPDR) and Fire Bureau because of unsafe housing conditions. This year, one household accessed the fund.

Shared Housing Program

Ecumenical Ministries of Oregon (EMO) operates the Shared Housing Program which helps elderly and other low- and moderate- income residents of Portland locate, evaluate, and select shared housing and living situations that meet their economic and social needs. Shared housing includes the option for the renter to perform household services in exchange for reduced or no rent. This service includes listing both home providers and people seeing rooms for rent, background screening for both parties, a matching service, and suggestions about rental contracts that protects both parties.

Ready to Rent Program

Ready to Rent is a program that has increased access to housing for individuals and households who have had difficulty meeting the tenant screening criteria due to criminal history, and poor credit and rental histories. The program includes a renter readiness training designed to help rent successfully in the future and a guarantee fund that provides some financial compensation to the landlord or property manager if the tenant damages the unit or vacates the unit without full payment.

Renter Stabilization and Education Project Information Hotline

BHCD contracted with the Community Alliance of Tenants (CAT) to operate a hotline and education program for low-income tenants in an effort to promote stable tenancies in the City of Portland. The hotline assisted renters in the City of Portland by informing them of their rights and responsibilities as renters. The hotline also provided referrals to appropriate social services agencies for assistance in maintaining their tenancy.

Portland Neighborhood Development Support Collaborative (PNDSC)

The PNDSC is a partnership between BHCD, The Neighborhood Partnership Fund (NPF), and The Portland office of the Enterprise Foundation. Together, the partners pooled $1,152.747 to provide support to 12 nonprofit organizations for the development or rehabilitation of affordable housing and/or for engagement in community economic development activities. BHCD contributed $671,870: $459,270 in CDBG funds, $212,601 in HOME CHDO operating funds. These funds have supported the new construction, rehabilitation or asset management of over 2,748 housing units.

ORGANIZATION	CDBG AMOUNT	HOME CHDO AMOUNT
Cascadia Behavioral Healthcare	$48,000	Not eligible
Central City Concern	$85,000	Not eligible
Community Partners for Affordable Housing	Not eligible	$14,000
Hacienda CDC	$58,423	$30,000
Human Solutions	$20,000	$63,790
Innovative Housing, Inc	$35,000	Not eligible
Northwest Housing Alternatives	$25,000	$50,000
Portland Community Reinvestment Initiatives, Inc.	$110,000	Not eligible
Peninsula CDC	$35,000	$5,000
REACH	$30,000	$47,000
Rose CDC	$52,784	$5,000
Sabin CDC	Not eligible	$9,000
TOTAL	**$459,270**	**$212,601**

A PNDSC Advisory Board consisting of local City officials, neighborhood representatives, and representatives from private grant making foundations convened to review funding proposals and make funding recommendations to City Council, the NPF Board of Directors, and the Enterprise Foundation Advisory Board.

Individual projects completed by individual organizations during this fiscal year are reported separately throughout the CAPER, many under the PDC Rental Housing Loan program, others individually in the GPR.

Activities to Address the Worst Case Need

HUD defines "worst case need" as any household which has an income less than 50 percent of the area media income, and pays over half its income for housing costs or is living in severely substandard housing.

In Multnomah County, there are over 26,000 households with incomes below 50% median family income that pay over 50% of their income for housing related expenses.

The Consortium continues to focus its housing development programs on housing production that serves these populations. In 2005-06, PDC used locally controlled federal funds to develop 42 units for households with incomes up to 30% MFI.

Rental Units Financed by PDC 2005-06 (Households 30%-60% MFI)

MFI	Total dollars	Total Units	SRO	Studio	1-BR	2-BR	3-BR	4-BR	5-BR
0-30%	$1,703,241	42	14	3	19	0	4	2	0
31-50%	$1,225,406	118	0	11	70	9	22	4	2
51-60%	$1,598,393	99	0	0	67	18	11	3	0
61-80%	$0	0	0	0	0	0	0	0	0
Total	**$4,527,704**	**264**	**14**	**13**	**156**	**27**	**37**	**9**	**2**

Source: Portland Development Commission *Finance means, reserved, committed, closed

Rental Units Financed by PDC (For households under 30% MFI)

Units	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
SRO, Studio, 1 BR	20	42	64	31	38	59	92	36
2 BR	22	11	9	4	1	30	20	0
3+ BR	35	17	5	4	5	9	4	6
TOTAL	**77**	**70**	**78**	**39**	**44**	**98**	**116**	**42**

Source: Portland Development Commission *Finance means, reserved, committed, closed

PERSONS WITH DISABILITIES AND SPECIAL NEEDS

The 2005-2010 Consolidated Plan set an overall five-year program goal of developing 400 units of 0-30% rental housing. The Plan did not set a minimum goal for special needs housing. However, the key objective for the housing is to meet the need for permanent supportive housing to support the Ten Year Plan to End Homelessness in the City of Portland and Multnomah County. The majority of homeless persons who will receive permanent supportive housing under the Ten-Year Plan have mental, physical, developmental, or addiction disabilities that qualify them as persons with special needs. This goal is within reach, in large part due to funding sources that target populations with special needs. Some of these resources include federal Section 202 (elderly) and 811 (disabled) programs, State of Oregon bonds for elderly and disabled housing, and the HOPWA program that provides housing for people living with HIV/AIDS. Funding for housing development provided by the City of Portland leverages dollars contributed by other community partners.

FY 2005-06 was the final year of the Housing and Community Development Commission (HCDC) Special Needs Committee. The initial Special Needs Report, issued July 2003, found that close to 8,000 permanent supportive housing units were needed to meet the demand from people ages 18-64. An additional number were needed for unaccompanied minors with special needs and for families with one or more members with special needs.

In FY 2004-2005, a workgroup focusing on families with special needs convened, met 10 times, and released a report on the housing and services needs of families with special needs. The Special Needs Committee HCDC adopted the working groups' report, and presented it as the Supplemental Report on Families with Special Needs to HCDC. HCDC adopted the Supplemental Report and recommendations in June 2005. The report was presented to the Multnomah County Commission in June 2006.

The Special Needs Committee issued its Final Report and Recommendations in June 2006. The Final Report reviewed the action steps from the 2003 Report, and described the accomplishments that the City of Portland, Multnomah County, and their community partners have made since 2003 in special needs housing. The Final Report announced that the Committee would disband, and made recommendations for future staff and committee work to continue to advance the development of housing and service programs to meet the needs of individuals and families with special needs. Much of the special needs agenda has been incorporated into the Ten-Year Plan to End Homelessness in the City of Portland and Multnomah County.

Housing services are provided to developmentally, mentally, and physically disabled individuals through a continuum of care, offering supervised housing, case management, and other services with varying degrees of structure. This past year the City of Portland funded the following activities and outcomes that were specifically beneficial to persons with disabilities and special needs:

- 91 homeless mentally ill adults (53 men/38 women) were provided housing and on-site services at the Bridgeview Community transitional housing program (operated by Cascadia Behavioral Healthcare). 28 residents met the HUD definition of chronically homeless, 4 were over the age of 65, and 100% were disabled/special needs. All residents entered Bridgeview with incomes at or below 30% MFI, including many zero income households. During the year 52 individuals moved out of Bridgeview, of which 32 (62% of all exits) moving into permanent housing. 75%

of all individuals who moved into permanent housing remained stable 12 months after placement.

- 401 homeless adults (25% women) in early recovery from alcoholism/addictions were provided transitional housing and services via the Alcohol and Drug Free Community Housing program (operated by Central City Concern). At least 182 residents met the HUD definition of chronically homeless, and 100% were disabled/special needs (including chemical dependency). All residents entered the ADFC program with incomes at or below 30% MFI, including a large number of zero income households. During this year 302 individuals exited the ADFC program, with 121 (40%) transitioning successfully into permanent housing. 71% of individuals who moved into permanent housing remained stable 12 months after placement.

- 1413 (849 men/564 women) low-income seniors (age 55+), including 462 elderly households (age 62+) were provided a range of housing and services via Northwest Pilot Project. Of these, 455 were homeless, including 152 seniors who met the HUD definition of chronically homeless, and 1040 (74%) were disabled/special needs. All households assisted had incomes at or below 80% MFI at entry, with 87% having annual incomes at or below 30% MFI. During this year 197 homeless/chronically homeless seniors were placed into permanent housing (43% of the homeless seniors accessing services), and 205 households were assisted to prevent homelessness from occurring. 87% of individuals who moved into permanent housing or prevented from becoming homeless remained stable in housing 12 months after placement.

- 1574 homeless adults (1202 men/372 women) were provided short-term housing and services at three facilities operated by Transition Projects, Incorporated. While these facilities are open to all homeless single adults they serve a large number of people with special needs. 256 individuals met the HUD definition of chronically homeless, 399 were veterans, 25 were over the age of 65, 15 were unaccompanied homeless youth (age 21 and younger) and 372 (24%) were disabled/special needs. All residents entered services with incomes at or below 80% MFI, with the great majority with incomes at or below 30% MFI, including many zero income households. During the year 581 individuals (including 126 chronically homeless adults) successfully transitioned into permanent housing, and 44 households were assisted to prevent homelessness from occurring. 51% of all individuals who moved into permanent housing remained stable 12 months after placement.

- Adapt-A-Home has resulted in at least 58 dwelling units being made accessible for persons with mobility limitations (through Unlimited Choices).

Evaluation of Progress at Meeting Affordable Housing Goals

The City of Portland has an impressive toolbox for achieving affordable housing goals. Through programs directed at all income levels, Portland is making steady progress towards its affordable housing goals. Portland is particularly proud of the PCLT homeownership programs making homeownership available to families in the 30-50% MFI range. Unfortunately, limited resources constrain the City's ability to meet all housing needs.

Part D: Continuum of Care

Overview/History

Portland and Multnomah County have an enormous commitment to developing and maintaining a continuum of housing and services for low-income individuals and families, including those with disabilities, those at-risk of homelessness, and those experiencing homelessness. Since the mid-1980s, the community has worked collaboratively on a number of initiatives to reduce homelessness. Portland has been able to strengthen and improve all components of its homeless system by building and maintaining cooperative relationships between service providers and governmental bodies. This has included the Cities of Portland and Gresham, Multnomah County and the Housing Authority of Portland (HAP), as well as fostering effective linkages between homeless facilities and services. .

Homelessness in the Portland area has been an issue of considerable concern not only for homeless advocates and service agencies, but also for government, neighborhood residents and business groups. In 1986, Mayor Bud Clark unveiled his 12-point plan, "Breaking the Cycle of Homelessness." Since that time, the public sector, the business community and nonprofit agencies have continued to work together to create an effective response to homelessness through a continuum of care that provides an array of housing options and support services.

Multnomah County contracts for services to primarily family, youth and DV homeless households and the City primarily contracts with providers who serve adult households without children. County-contracted services are delivered through a decentralized and geographically based system of community service centers, special needs providers, access agencies and system-wide resources. The community action system is divided into six districts with defined geographic boundaries; one non-profit agency in each district in East County, one non-profit agency in each district in close in southeast, one non-profit agency in north/northeast and two in the north and west provide services to homeless and low-income persons. Six of the centers primarily serve low-income and homeless families. Services to homeless youth and domestic violence populations also are delivered through networks of non-profit agencies and are available countywide.

In 1993, the City adopted the Shelter Reconfiguration Plan. In 1997, the City and County jointly agreed to an exchange of responsibilities in funding and a commitment to on-going collaboration for responding to homeless adults, homeless families and domestic violence victims. In FY 2001-02, the City adopted an Enhancement Plan for the Homeless Single Adult System that calls for shared outcomes. In FY 2002-03, the shared outcomes were implemented with a system goal of ending homelessness for 2,250 people. In December 2004, the City and County released "Home Again – a 10 year plan to end homelessness in Portland and Multnomah County."

Since 1997, the City of Portland has been responsible for planning and contracting for services for the single adult population, except those that specifically respond to homeless single women who are victims of domestic violence. Services are delivered through a network of non-profit agencies and are located primarily in downtown Portland and the Central Eastside. At the same time the City agreed to continue its participation in planning for response to homeless families and domestic violence victims.

In the fall of 1999, the Housing and Community Development Commission (HCDC) established the Advisory Committee on Homeless Issues (ACHI), a 15-member committee responsible for developing the Continuum of Care used by the City of Portland, City of Gresham and Multnomah County in planning homeless services.

With the development of the 10-year Plan to End Homelessness, ACHI concluded its work and a new community based planning entity was created, the Plan to End Homelessness Coordinating Committee (PTEHCC) in 2003. This body supported eight different workgroups that considered issues and best practices in the following areas: Discharge Planning, Short-term Rent Assistance, Facility Based Transitional Housing, Shelter Access, Consumer Interests, Chronic Homelessness, Outreach and Engagement, and prioritization of McKinney funded projects.

Additionally, City Council, with support from the Multnomah County Board, established a sister commission to the Housing and Community Development Commission that focused solely on the development of the 10-year Plan to End Homelessness. The Citizens Commission on Homelessness met from October 2003 through December 2004, culminating in the release of "Home Again: A 10-year Plan to End Homelessness in Portland and Multnomah County." This body has continued to meet twice a year to review progress with implementation of the plan.

Since the launching of the plan, the PTEHCC was re-named as the Coordinating Committee to End Homelessness, or CCEH, and it continues to meet monthly. CCEH is the lead entity for ongoing community planning for the 10-Year Plan. The committee provides broad-based feedback on implementation issues. It also is charged with updating the 10-Year Plan document over time so that it will continue to be a viable tool in a changing environment. CCEH also develops strategies for ending homelessness that are incorporated into the annual Continuum of Care plan.

The CCEH supports the planning processes for the Continuum of Care application by reviewing the following on, at least, an annual basis:

- the continuum of available housing and services available
- the housing and service needs assessment
- the gaps analysis
- the project prioritization criteria
- McKinney project prioritization
- he plan to coordinate McKinney funds with mainstream resources
- other options to increase resources to homeless programs

The City, County, and community partners, particularly Central City Concern, continues implementation of programs and policies designed to end chronic homelessness in 10 years. This has been spurred by two large federal grants to end chronic homelessness awarded to Portland in 2003. Additionally, a Robert Wood Johnson Foundation grant, through the Corporation for Supportive Housing, continues to fund the planning and implementation of systems change to help end chronic homelessness through permanent supportive housing. Combined, these resources have brought nearly $10 million over 3-5 years in

housing, services, and planning funding to give this community significant tools to help bring an end to chronic homelessness. These resources garnered a commitment of $11 million in the Mayor's proposed budget to support permanent supportive housing through capital resources. City Council also approved $2.4 million in new funding to move chronically homeless people off the street and an additional $1 million to support the development of new housing, with a priority on permanent supportive housing. In addition to securing resources to increase permanent supportive housing for chronically homeless people, the Continuum achieved the following:

Specific Accomplishments
Received $5,474,951 in the 2005 Continuum of Care competition to renew 20 projects and fund **new** permanent housing project serving chronically homeless persons.

Specific COC Achievements July 2005-June 2006
Below are the goals and action steps listed on the Portland/Gresham/Multnomah County 2005 CoC application. They include our strategies to end homelessness for chronically homeless individuals, as well as all other homeless persons. The far right column includes brief descriptions of the measurable achievements from July 2005-June 2006.

A. Ending Chronic Homelessness

Portland and Multnomah County have made significant strides in implementing actions toward the goal of ending chronic homelessness over the past year.

On October 1, 2003, Portland agencies received notice of two awards through the Interagency Council on Homelessness (HUD, HHS, the VA) and the HUD/Department of Labor collaborative efforts to help end Chronic Homelessness. Combined, these awards, totaling $9.2 million over periods of 3 to 5 years, were the largest of this kind in the country. In addition to the 28 collaborators, the partners in this project include: Central City Concern; the Housing Authority of Portland; the Multnomah County Departments of Health, Aging and Disabilities; the Veterans' Administration; Cascadia Behavioral Healthcare; Cascade AIDS Project; Outside In; as well as worksystems, inc, which oversees the administration of Workforce Investment Act funds. The grants oversight committee acts as a policy advisory committee to ensure policy is based in actual programmatic activities.

1. Over the past year, implementation of these grants have resulted in several successes:

    - In 2005, 660 chronically homeless persons moved into housing, 295 directly from the streets. From January to June 2006, 206 chronically homeless people have moved into permanent housing. Of these, 26 were ages 24 and under – and includes "hard to serve" youth.

    - Of those placed in housing in 2005, 79% were still in housing after 6 months.

In 2004, Portland and Multnomah County received funding from the Corporation for Supportive Housing's Taking Health Care Home Initiative (Robert Wood Johnson Foundation).This funding was critical for the planning and development of the Portland/Multnomah County Plan to End Homelessness, with a particular focus on chronic homelessness. The Portland/Multnomah County initiative achieved the following goals this past year:

- 254 new units of permanent supportive housing opened in 2005, with another 223 units under development. The goal is 1,600 units by 2015, so we are far ahead of schedule.
- The City of Portland allocated $1 million to provide flexible client/rent assistance for new projects (Key Not a Card) to move chronically homeless adults and families directly from the street into permanent housing. Funds were distributed and four new programs began operations in October 2005.
- Multnomah County Commission approved $1 million for services for families in the Bridges to Housing initiative, that will provide housing and services for high-need homeless families in a four-county region.
- The City Council approved $5 million over 5 years to create Bridges to Housing units.
- Conducted a collaborative joint request for proposals of housing and services resources from the City of Portland and Multnomah County in the annual housing development RFP, focused on Bridges to Housing. Four projects were funded in this round and another 13 projects were "qualified" to be funded in future years.
- Continued cross-jurisdictional partnerships by ongoing funding for a full-time position in the Department of County Human Services to focus on permanent supportive housing for chronically homeless people.

Additional specific steps on the next page.

Chronic Homelessness Action Steps	Responsible Person/Org	Target Dates	Measurable Achievements
Goal 1: Move People Into Housing First			
Secure City and County funding to use rent assistance and rent subsidies to give outreach workers direct access to permanent housing for people on the street.	BHCD lead with partners DSCP, Housing Authority of Portland, City of Gresham	May 2006	City allocated $1 million to provide flexible client/rent assistance for new projects (Key Not a Card) to move chronically homeless adults and families move directly from the street into permanent housing. Funds were distributed and four new programs began operations in 10/05.
Provide training on "housing first" concepts and linkages to mainstream resources for staff at agencies that serve homeless households.	Bridges to Housing planning group	November 2005	12 local representatives attended the NAEH Ending Family Homelessness conference to learn more about effective models for families, such as "housing first."
Increase use of programs designed to improve access into housing for those with screening barriers such as Fresh Start, Housing Connections, and MOUs between services and housing providers, etc.	BHCD	June 2006	BHCD strategize improved usage with Fresh Start agencies and contracted with the Fair Housing Council of Oregon for landlord outreach to increase awareness of Housing Connections. A Partnerships Workgroup and Legal Workgroup are developing policy recommendations for tenant screening and MOUs between housing and service providers. These policy recommendations will be used to implement future PSH programs.
Goal 2: Stop Discharging People into Homelessness			
Propose workgroup to operationalize discharge policy in jails.	MCSO* & Local Public Safety Coordinating Council	December 2005	MCSO hired a Discharge Planner/Coordinator in Fall '05 to coordinate efforts related to discharging non-adjudicated clients into housing, not homelessness.
Using HMIS, compile data on discharges from mainstream programs (i.e., mental health, corrections, substance abuse, TANF, and foster care).	BHCD with Discharge Planning Committee	December 2006	Significantly expanded HMIS coverage for emergency shelters; transitional housing programs; and permanent supportive housing programs. Currently compiling data on client residence prior to program entry and developing a reliable estimation method that adjusts for non-participatory providers.
Track and evaluate improvements in the discharge system through citizen oversight body.	Discharge Planning Committee	February 2006	Data will continue to be reviewed and utilized to improve discharge-planning efforts.

Chronic Homelessness Action Steps	Responsible Person/Org	Target Dates	Measurable Achievements
Goal 3: Improve Outreach to Homeless People			
Continue regular policy-level meetings of outreach and engagement providers to discuss best practices, peer evaluation, and inclusion of stakeholders.	Outreach & Engagement Workgroup. Co-chairs: BHCD, Multnomah County MH & Addictions Division.	Monthly report to PTEHCC	The Outreach & Engagement Workgroup meets monthly and involves guest from police, parks and Department of Transportation. Work will begin in summer 2006 on the January 2007 street count.
Create day/resource space that will provide immediate access to social services, housing placement assistance, lockers, showers, and other basic service needs.	BHCD (lead) and community partners	12/06	Presented draft plan for a new day/ resource access center to key funding jurisdictions. BHCD is working with staff from the Mayor and Commissioner Sten's office along with Portland Dev. Commission to identify capital project development funding resources.
Goal 4: Emphasize Permanent Solutions			
Create plan that focuses facility-based transitional housing on specific populations (ex. DV, substance abuse, youth, medical, special needs families) who need short-term, intensive support in a structured environment.	PTEHCC* Evaluation Sub-committee recommends; BHCD, DSCP, providers implement	January 2006	Agencies that provide services to adults, youth or DV met and contributed to the 10-year plan and will continue to contribute as the plan progresses.
Establish workgroup to explore reconfiguring one or more transitional housing facilities to permanent supportive housing.	BHCD	10/05	Planning continues to complete this task. Intern will be on board in June 2006 to assist.
Goal 5: Increase Supply of Permanent Supportive Housing			
Coordinate sustained funding mechanisms and procedures between housing and service systems to create permanent supportive housing.	BHCD, Multnomah County, Housing Authority of Portland	11/06	In May 2006, the City of Portland/BHCD and Multnomah County Human Services coordinated housing development and services funding through a development RFP to achieve 115 new PSH units.
Provide capacity building resources to service agencies interested in working with developers/managers of PSH.	BHCD	July 2005	5 non-profit CDC's received capacity building resources to establish service coordinators for PSH. 12 local representatives attended the NAEH Ending Family Homelessness conference to learn more about effective PSH models for families.

Chronic Homelessness Action Steps	Responsible Person/Org	Target Dates	Measurable Achievements
Establish "risk mitigation" pool of funds to reduce loss of project revenue that may arise due to change of tenant populations.	BHCD	January 2006	The Housing Development Center will administer the program and manage $800,000 in City of Portland Housing Investment Funds covering some 280 PSH units. JOIN received $50,000 in a grant to provide an agency-focused risk mitigation pool for private market landlords.
Establish "operational fund" of resources for CDCs to fill gaps in projects housing homeless people.	BHCD/City	January 2006	PSH Steering Committee is developing a list of operating resources and recommendations.
Increase the supply of supportive housing for homeless households through McKinney and other funds.	P T E H C C	Report to PTEHCC in 12/04 and 7/05	Received new McKinney grant for a PSH project for chronically homeless adults.
Goal 6: Create Innovative Partnerships to End Homelessness			
Streamline ongoing Continuum of Care planning meetings for all populations to partner with mainstream providers that also serve homeless persons	PTEHCC	January 2006	Coordinating Committee to End Homelessness meetings (where COC planning occurs) has made continuing efforts to address all populations and involve representative from mainstream providers.
Monitor expansion of "Fresh Start" program that facilitates & supports partnerships among implementers of supportive housing to ensure housing & service access for "hardest to house" people.	City of Portland, Homeless and Service providers, affordable housing providers	October 04 and ongoing	Still monitoring program, analyzing program policy and market barriers that are limiting usage of program. Working to develop program revisions to increase usability of the program.
Goal 7: Make the rent assistance system more effective			
Move rental assistance funds to a single entity representing all populations and jurisdictions.	Multnomah County, City of Portland, Housing Authority of Portland, and City of Gresham	July 1, 2005	Rental assistance was consolidated and funding from the various entities now are administered by HAP.
Create an oversight committee to oversee outcomes, evaluation and program design function	Multnomah County, City of Portland, Housing Authority of Portland, and City of Gresham	July 1, 2005	An oversight committee was created and began meeting in January 2006.
Use available rental assistance funds to assist households more deeply, increase amount of time households can receive rental assistance to 24 months.	Multnomah County, City of Portland, Housing Authority of Portland, and City of Gresham	July 1, 2005	The new rent assistance system allows funding for up to 24 months and promotes agencies to grant deeper subsidies to participants.

Chronic Homelessness Action Steps	Responsible Person/Org	Target Dates	Measurable Achievements
Implement shared outcomes for housing placement, require 12-month follow-up from the time rental subsidy ends.	Multnomah County, City of Portland, Housing Authority of Portland, and City of Gresham	July 1, 2005	Shared outcomes for placement and retention were implemented and integrated into HAP contracts with providers.
Conduct coordinated RFP across four jurisdictions for rent assistance to maximize outcomes	Multnomah County, City of Portland, Housing Authority of Portland, and City of Gresham	October 2005	RFP guidelines have been adopted and the RFP will occur Fall 06 for FY 07-08 grants.
Goal 8: Increase Economic Opportunity for homeless people			
Address stigma of criminal background and spotty employment history with employers. Engage employers to open doors for chronically homeless people in exchange for customized job training services and retention support.	BHCD, wsi	Report to PTEHCC Feb. 2006	Individuals who access One Stop services are able to get assistance related to criminal histories. Partnerships exist at the one-stops with the criminal justice system that works on expungement as well as other barriers that may impact individuals from gaining employment.
Explore strategies to increase presumptive eligibility for people needing SSI or SSDI. Create new task force to work with SSA and Eligibility specialists.	Multnomah County	ongoing	A SOARS workgroup, created as a direct result of the Policy Academy, meets regularly to determine the best ways to increase eligibility of people on an individual basis.
Provide technical assistance and cross training between employment service providers and homeless providers.	wsi, partners	January 2006	Through the Continuum of Care and DOL-funded projects through the local workforce investment board, homeless providers are learning more about employment services. WSI youth director as well as two One-Stop staff presented to the Committee to End Chronic Homelessness regarding employment programs.
Increase access and utilization of workforce services at One-Stop Centers, Vocational Rehab. and other local employment programs for homeless people.	wsi, partners	Report, January 2006	Through the DOL, Office for Disability and Employment Policy demonstration grant, Ending Chronic Homelessness through housing and customized employment, 2 pilot sites were established to implement career mapping and resource planning as a core service in these one stops.

Goal 9: Implement new data collection technology throughout the homeless system			
Use data to promote shared outcomes that are tied to permanent housing stability.	BHCD, DSCP	Ongoing	Shared outcomes for homeless single adult system have been implemented for past 3-4 years.
Use HMIS to track the costs and usage rates of public resources that chronically homeless persons consume before and after moving into PSH.	BHCD, Multnomah County (multiple Depts.)	Begin in January 2006	Continued to improve HMIS coverage, which affects our ability to measure success. As more shelters, transitional housing; and permanent supportive housing programs are implemented on HMIS we are able to trace pathways between intake, shelters, and TH/PSH. Beginning to identify how many TH/PSH entries came from an earlier housing part of the system or elsewhere (street, institution, program waiting lists).
Use HMIS to document extent and costs of chronic homelessness for families with children.	BHCD, DSCP	Begin in January 2006	Added more family programs to our HMIS, which enables analysis within subgroups. Beginning to compare service needs of chronically homeless persons and high-resource-using homeless families with children.

B. ENDING "OTHER" HOMELESSNESS

Below are measurable achievements from the last year to end homelessness for homeless families, youth, and individuals that are not chronically homeless.

Other Homelessness Action Steps	Responsible Person/ Organization	Target Dates	Measurable Achievements
Goal 1: Move People into Housing First			
Secure City and County funding to use rent assistance and rent subsidies to give outreach workers direct access to permanent housing for people on the street.	BHCD lead with partners DSCP, Housing Authority of Portland, City of Gresham	May 2006	City allocated $1 million to provide flexible client/rent assistance for new projects (Key Not a Card) to move chronically homeless adults and families move directly from the street into permanent housing. Funds were distributed and four new programs began operations in 10/05.
Provide training on "housing first" concepts and linkages to mainstream resources for staff at agencies that serve homeless households.	Bridges to Housing planning group	November 2005	12 local representatives attended the NAEH Ending Family Homelessness conference to learn more about effective models for families, such as "housing first."
Increase use of programs designed to improve access into housing for those with screening barriers such as Fresh Start, Housing Connections, and MOUs between services and housing providers, etc.	BHCD, Housing and Services Partnership	June 2006	BHCD created strategies to improve usage with Fresh Start agencies and contracted with the Fair Housing Council of Oregon for landlord outreach to increase awareness of Housing Connections. A PSH Partnerships Workgroup and PSH Legal Workgroup are developing policy recommendations for tenant screening and MOUs between housing and service providers. These policy recommendations will be used to implement future PSH programs.
Develop strategies to support and prepare youth for stable living.	OSCP, HYS	June 2006	The Homeless Youth System expanded its social enterprise ventures that serve as job training and placement programs for homeless youth.
Better align facility-based Winter shelter program with a "housing first" model and evaluate permanent housing outcomes.	DSCP*	October 2006	Winter Services program decreased available shelter beds and increased funding for permanent housing placement. 40 families reside in perm housing this season.
Goal 2: Stop discharging people into homelessness.			
Formalize Discharge Planning Committee as an ongoing subcommittee of the Coordinating Committee for ongoing systems improvements.	Multnomah County, City of Portland, foster care, mental health, medical and corrections.	October 2005	The Discharge Planning Committee meets quarterly and is going to propose to the Coordinating Committee to become an on-going subcommittee in July 2006.

Propose workgroup to operationalize discharge policy in jails.	MCSO* and Local Public Safety Coordinating Council	December 2005	MCSO hired a Discharge Planner/Coordinator in Fall '05 to coordinate efforts related to discharging non-adjudicated clients into housing, not homelessness.
Using HMIS, compile data on discharges from mainstream programs (i.e., mental health, corrections, substance abuse, medical, TANF, and foster care).	BHCD with Discharge Planning Committee	December 2006	Data will continue to be reviewed and utilized to improve discharge-planning efforts.
Track and evaluate improvements in the discharge system through citizen oversight body.	Discharge Planning Committee	February 2006	A discharge planning form has been implemented in some systems including CEP and some of the jail system. The committee will review the information with recommendations by the Fall of '06.
Explore options to develop additional respite care for people leaving hospitals. Monitor pilot project.	BHCD, Multnomah County, State of Oregon DHS	May 2006	Central City Concern has scheduled a meeting, May 15th, with representatives from area hospitals, MCO's, and the Multnomah County Health Dept to discuss expansion of the Recuperation Care Program.
Create community plan and team that meets to develop policy guidelines to prevent people from exiting to homelessness from foster care (05-06), jails/detention centers/prison (06-07), or hospitals (07-08)	Discharge Planning Committee	Foster care 6/06, Corrections 6/07, Hospitals 6/08	Discharge Planning Committee work continues by meeting quarterly to review issues-concerns addressed by the following sub-committees: Foster care; jails; hospitals.
Implement and evaluate use of universal discharge policy & form in connection with HMIS.	Discharge Planning Committee, Youth Coalition, BHCD	June 2006	Completed in 2005 and utilized by numerous agencies throughout the county, as well as by counselors at Oregon State Correctional facilities.
Continue and formalize transitional planning to discourage discharge to Homeless Youth System and develop intentional plans for youth.	HYS, MH, DHS, DSCP, DCJ	July 2006	The Homeless Youth System and the Citizens Crime Commission worked to support a senate bill requiring DHS workers to have transition plans in place before discharging youth from state custody. Formal lines of communication have been put in place between DHS and HYS providers to regularly discuss and staff cases.
Support and monitor employment/housing demonstration project for people discharged from State Correctional facilities.	BHCD, SE Works, CCC	July 2006	Cooperative effort continues to support and monitor demonstration project.
Goal 3: Improve outreach to homeless people.			
Continue regular policy-level meetings of outreach and engagement providers to discuss best practices, peer evaluation, and inclusion of stakeholders.	Outreach & Engagement Workgroup. Co-chairs: BHCD & Multnomah County MH & Addictions Division	Monthly report to PTEHCC	The Outreach & Engagement Workgroup meets monthly and involves guest from police, parks and Department of Transportation. Work will begin in summer 2006 on the January 2007 street count.

Create day/resource space that will provide immediate access to social services, housing placement assistance, lockers, showers, and other basic service needs.	BHCD (lead) and community partners	12/06	Human Solutions offers day shelter space for families. A day/resource space opened in Northeast Portland.
Make emergency hotel/motel vouchers accessible for persons who need safety off the streets and require assessment for longer-term assistance within two working days of referral.	Housing Authority of Portland	July 2006	Program design has been brought up in oversight committee, will look to implement with the new RFP happening in Fall, 2006.
Expand outreach and engagement strategies for hard-to-serve youth and population that bridges both youth/adult systems. Develop linkages between youth and adult systems.	HYS, Adult providers	April 2006	HYS Providers have continued to connect the Road Warrior population of 18-25 year old homeless youth to the adult provider system where appropriate. Worked with adult providers to access rent assistance and permanent housing placement of older youth (thru TPI and CCC).
Goal 4: Emphasize permanent solutions.			
Create plan that focuses facility-based transitional housing on specific populations (ex. DV, substance abuse, youth, medical, special needs families) who need short-term, intensive support in a structured environment.	PTEHCC* Evaluation Sub-committee recommends; BHCD, DSCP, providers implement	March 2006	Agencies that provide services to families, adults, youth or DV met and contributed to the 10-year plan and will continue to contribute as the plan progresses.
Support transition in place strategies that gradually decrease assistance (subsidy and services) over time and allow household to remain in housing unit.	Multnomah County, City of Portland, Housing Authority of Portland, and City of Gresham	Report to PTEHCC 03/06 & 11/06	Scattered site TH grants have adopted a transition-in-place model; families and youth remain perm. housed in what began as a transitional housing placement.
Establish workgroup to explore reconfiguring one or more transitional housing facilities to permanent supportive housing.	BHCD	10/05	In 09/05, the Technical Assistance Collaborative provided all-day technical assistance for local officials who staff Continuum of Care planning and program activities for homeless families. This included specific plans and strategies, such as converting McKinney-funded transitional housing programs to permanent housing. Following this session, two nonprofits met in early 2006 with City housing staff to discuss reconfiguring their family TH facilities to PSH.
Connect appropriate support services to residents in transitional housing (i.e., if it is alcohol and drug free, ensure that participants have direct access to A & D treatment).	PTEHCC EComm BHCD; DSCP, MCDVCO*	Report to PTEHCC 03/06 & 11/06	Planning continues to complete this task. Intern will be on board in June 2006 to assist.
Adopt shelter term limits, but allow for assessment and engagement, base of stability, and efficient transition out of shelter into stable housing.	BHCD, DSCP with shelter providers	May 2006	Family Shelter Programs have achieved an outcome of placing families into stable housing within 30 days of entering the shelter system. Limiting shelter stays to 30 days or less.

Develop and implement prevention component of "Bridges to Housing" for low-income families.	Bridges to Housing Core Group	Develop by 1/06. Implement by 9/06.	Bridges to Housing has funding commitments of more than $8M in 4 county area; first grants awarded in Multnomah County
Evaluate permanent housing outcomes of transitional housing facilities.	Evaluation Committee, HYS, BHCD, DSCP, Multnomah County DV	12/05	As of June 2005, 66% of participants exit to permanent housing – greater than the national average of 61%. In July 2006, the City of Portland Bureau of Housing and Community Development will further evaluate transitional housing outcomes by sub-population and provider.
Goal 5: Increase supply of permanent supportive housing.			
Coordinate sustained funding mechanisms and procedures between housing and service systems to create permanent supportive housing.	BHCD, Multnomah County, Housing Authority of Portland	11/06	The City of Portland/ BHCD and Multnomah County Human Services coordinated housing development and services funding through a development RFP to achieve 115 new PSH units.
Provide capacity building resources to service agencies interested in working with developers/managers of PSH.	BHCD	July 2005	5 non-profit CDC's received capacity building resources to establish service coordinators for PSH. 12 local representatives attended the NAEH to End Family Homelessness conference to learn more about effective PSH models for families.
Establish "risk mitigation" pool of funds to reduce loss of project revenue that may arise due to change of tenant populations.	BHCD	April 2006	There is a master ordinance in place and a contract with Housing Development Center to administer the program and manage the funds, $800,000 in City of Portland Housing Investment Funds covering some 280 PSH units. JOIN received $50,000 in a grant to provide an agency-focused risk mitigation pool for private market landlords.
Establish "operational fund" of resources for CDCs to fill gaps in projects housing homeless people.	BHCD	April 2006	No resources have been identified. Project Based Sec. 8 is used in some cases, but a systems approach has yet to develop.
Continue implementation of a "pipeline" that will increase Supportive Permanent Housing by 400 new units	City of Portland, Multnomah County, City of Gresham, Portland Development Commission and the Housing Authority of Portland.	Ongoing	City and County have established a pipeline of 563 units of PSH.
Continue advocacy for additional resources and reduction of regulatory barriers.	Chronic Homeless Workgroup	Focused efforts on Real Estate Transfer Fee in Leg. yr 05.	Worked with HUD to allow 6-month treatment housing stay for chronically homeless individuals enrolled in Chronic Homeless, Housing First Shelter Plus Care vouchers.

Increase the supply of supportive housing for homeless households through McKinney and other funds.	PTEHCC	Report to PTEHCC 7/05	The Portland/Multnomah County Continuum of Care continues to apply for every possible federal housing dollar to end homelessness in our region.
Establish additional stable and supportive housing for youth	HYS	Report to PTEHCC 10/06	Youth received a PSH grant and will apply for additional PSH bonus this competition.
Goal 6: Create innovative new partnerships to end homelessness.			
Work across jurisdictions to pool resources for homelessness prevention, services, and housing assistance.	BHCD, Multnomah County, City of Gresham, HAP, State of Oregon	August 2006	Program design has been brought up in oversight committee, will look to implement with the new RFP happening in Fall, 2006.
Tie program evaluation to funding of services and housing delivery	BHCD, DSCP, PTEHCC	Report to PTEHCC 9/05 & 9/06	All City contracts connect performance on contracts with funding. Projects that do not meet performance goals are provided notice, offered reasonable technical assistance and funds are reduced or cut if performance issues are not successfully resolved. Program evaluation linked with new City funded projects.
Coordinate access across entry points to provide housing placement and direct access into key services/programs, including housing and rent assistance (6 regional service centers, adult access center & phone access systems	BHCD, DSCP		1) Improved access into services and permanent housing placement for homeless women and families with children via redesign of service models at the County and City. 2) Adult shelter agency added staffing to provide case management and housing placement services to men and women on wait list for shelter.
Streamline ongoing Continuum of Care planning meetings for all populations to partner with mainstream providers that also serve homeless persons	PTEHCC	January 2006	Coordinating Committee to End Homelessness meetings (where COC planning occurs) has made continuing efforts to address all populations and involve representative from mainstream providers.
Monitor expansion of "Fresh Start" program that facilitates & supports partnerships among implementers of supportive housing to ensure housing & service access for "hardest to house" people.	City of Portland, Homeless and Service providers, affordable housing providers	October 04 and ongoing	Still monitoring program, analyzing program policy and market barriers that are limiting usage of program. Working to develop program revisions to increase usability of the program.
Implement cross training programs that provide tools and information about effectively engaging, serving and housing chronically homeless people. Training will also have added benefit of creating new relationships among housing, service and homeless providers.	City of Portland, Multnomah County, State of Oregon/ Office of MH & Addiction Services, homeless providers, housing providers, service providers.	October 04 and ongoing	Multi-session training for street outreach programs to increase integration of housing placement/retention activities into day to day work will be provided in Fall 2006. Funding has been secured and training outline has been developed.

Ease access into service system by identifying and enhancing key access points, including but not limited to centralized phone access (211).	PTEHCC	Reports in 2/05, 8/05	Because of streamlining access into the 211 after-hours line, the call volume has tripled. There are insufficient resources to cover the current capacity. We need to convene an inter-jurisdictional group to address funding needs and increased capacity.
Continue to involve Citizen Advisory bodies such as the Housing and Community Development Commission, Homeless Youth Oversight Committee, and Plan to End Homelessness Citizens' Commission.	City of Portland, Multnomah County, City of Gresham, Plan to End Homelessness Coordinating Committee.	Twice annual reports to PTEHCC 2/05, 8/05	BHCD staffs monthly meetings to continue coordination of 10YP implementation along with Continuum of Care Planning. Staff report regularly to other groups such as the Homeless Youth Oversight Committee and the Housing & Community Development Commission. BHCD also staffs and brings information to the Citizens' Commission that reviews progress on the 10 YP twice annually.
Continue to integrate youth mental health and A&D services with youth housing programs. (ex. Metamorphosis Project)	HYS, DePaul, Cascadia, County Human Services and BHCD		Metamorphosis received continued funding to pay for A/D specialists, a psychiatrist and Recovery Transition Advocates for homeless youth. A federal grant is funding treatment and detox beds for homeless youth thru DePaul. OI received its certification as a mental health provider.
Develop partnerships between public institutions that serve youth to ensure ease of access to critical programs.	DHS, OYA, PPS, MH and service providers		HYS Providers attend monthly child welfare committee meetings to staff youth in State care that are at risk of placement disruption. Providers contract with WSI for a project that places youth transitioning from Community Justice into job training, placement and education services.
Ensure that Plan to End Homelessness efforts are supported by *Connect by 25* project.	HYS		Two HYS providers are on the steering committee for Connected by 25 and ensure representation of the Plan to End Homelessness goals.
Goal 7: Make the rent assistance system more effective.			
Move rental assistance funds to a single entity representing all populations and jurisdictions.	County, City of Portland, HAP, and City of Gresham	Oct., 2005	Rental assistance was consolidated and funding from the various entities now are administered by HAP.
Create an oversight committee to oversee outcomes, evaluation and program design function	County, City of Portland, HAP, and City of Gresham	Sept., 2005	An oversight committee was created and began meeting in January 2006.
Use available rental assistance funds to assist households more deeply, increase amount of time households can receive rental assistance to 24 months.	Housing Authority of Portland	July 2006	The new rent assistance system allows funding for up to 24 months and promotes agencies to grant deeper subsidies to participants.
Implement shared outcomes for housing placement, require 12-month follow-up from the time rental subsidy ends.	Housing Authority of Portland	July 2006	Shared outcomes for placement and retention were implemented and integrated into HAP contracts with providers.

Conduct coordinated RFP across four jurisdictions for rent assistance to maximize outcomes	Housing Authority of Portland	July 2006	RFP guidelines have been adopted and the RFP will occur Fall 06 for FY 07-08 grants.
Goal 8: Increase economic opportunity for homeless people.			
Address stigma of criminal background and spotty employment history with employers. Engage employers to open doors for chronically homeless people in exchange for customized job training services and retention support.	BHCD, WSI	Report to PTEHCC Feb. 2006	Individuals who access One Stop services are able to get assistance related to criminal histories. Partnerships exist at the one-stops with the criminal justice system that works on expungement as well as other barriers that may impact individuals from gaining employment.
Explore strategies to increase presumptive eligibility for people needing SSI or SSDI. Create new task force to work with SSA and Eligibility specialists.	Multnomah. County	Ongoing	With the passage of SB913 and the statewide commitment to SOAR; working group initiated in ’05. Work group continues to address the ability to increase Medicaid & SSI approvals for homeless persons and those released from institutions.
Provide technical assistance and cross-training between employment service providers and homeless providers.	WSI, partners	Feb. 2006	Through the continuum of care and other DOL funded projects through the local workforce investment board, homeless providers are learning more about employment services. WSI youth director as well as two One Stop staff presented to the committee to end chronic homelessness regarding employment programs
Increase access and utilization of workforce services at One-Stop Centers, Vocational Rehab. and other local employment programs for homeless people.	WSI, partners	Feb. 2006	Through the DOL, Office for Disability and Employment Policy demonstration grant, Ending Chronic Homelessness through housing and customized employment, 2 pilot sites were established to implement career mapping and resource planning as a core service in these one stops.
Connect housing resources, such as rental assistance and housing specialists, with One-Stops and local employment programs.	BHCD, DSCP, WSI, SE Works		This continues to be an ongoing process. The Housing Authority of Portland and WSI continue to work together to more closely aligns housing resources and employment services. WSI will continue to engage employment service systems such as VR, Mental Health supported employment programs, One Stops and others to continue building the capacity of housing and employment staff to understand regulations and outcomes of all systems involved. CM

1. Support and monitor workforce programs connected to transitional and permanent supportive housing projects that provide training, development, co-case management, job placement, retention and support.	BHCD, SE Works, CCC, New Avenues for Youth, Cascadia, Outside In	July 2006	Job training and placement programs developed for homeless families at Portland Impact and Human Solutions. JD
Goal 9: Implement new data collection technology throughout the homeless system			
Use data to promote shared outcomes that are tied to permanent housing stability. Tie program evaluation to funding of services and housing delivery	BHCD, DSCP	Report to PTEHCC in 5/05 and 11/05	Shared outcomes for homeless single adult system have been implemented for past 3-4 years.
Use HMIS to provide an updated list of financial assistance for use among service providers.	BHCD, DSCP		Added updated list of financial assistance data to HMIS system for use among service providers.
Use HMIS to track the costs and usage rates of public resources that homeless persons consume before and after moving into PSH.	BHCD, Multnomah County (multiple Depts.)	Begin Dec., 2005	Continued to improve HMIS coverage, which affects our ability to measure success. As more shelters, transitional housing; and permanent supportive housing programs are implemented on HMIS we are able to trace pathways between intake, shelters, and TH/PSH. Beginning to identify how many TH/PSH entries came from an earlier housing part of the system or elsewhere (street, institution, program waiting lists).
Use HMIS to document extent and costs of chronic homelessness for families with children.	BHCD, DSCP	Begin in Dec., 2005	Added more family programs to our HMIS, which enables analysis within subgroups. Beginning to compare service needs of chronically homeless persons and chronically homeless families with children.
Use HMIS to determine if a household is repeatedly at-risk of eviction, and identify resources to provide more intensive case management.	BHCD, DSCP		Using a customized housing outcome assessment in HMIS we are beginning to trace the pathways to homelessness in order to improve prevention efforts and identify issues.
Using HMIS, compile data on links between mainstream programs and homelessness, such as mental health, corrections, substance abuse, TANF, and foster care systems	PTEHCC	Twice annual report to PTEHCC in 5/05 and 11/05	Significantly expanded HMIS coverage for emergency shelters; transitional housing programs; and permanent supportive housing programs. Currently compiling data on client residence prior to program entry and developing a reliable estimation method that adjusts for non-participatory providers.
Use annual reporting on outcomes as a guideline for future funding.	PTEHCC	Report to PTEHCC in 5/05 and 11/05	Expanded HMIS coverage and began to use the system to measure success and track outcomes.

Other accomplishments included:

- *Improved housing, service, education and employment access for "hard to reach" homeless youth*. The Homeless Youth System initiated the "Road Warrior" project to attract and engage harder to reach youth who have not typically engaged in the system. Now in its 3rd year of operations, the program has been successful in increasing access to shelter and other housing options for this population, including permanent housing through the CEP program.

- *Increased standardization of measuring exit and follow-up data for the homeless families system.* Multnomah County Department of School and Community Partnerships worked in collaboration with the City of Portland and the Housing Authority of Portland to develop a matrix describing a variety of housing services and when participants are exited from housing and when and at what intervals follow-ups are conducted.

- *Increased access for homeless families to services aimed at ameliorating poverty and its effects and services for school-age youth and their families.* The Schools Uniting Neighborhoods (SUN) Service System continues to integrate homeless families services with services designed to strengthen families and its individual members. Its emphasis on partnerships and collaborative relationships has developed a more seamless service system.

- *Increased homeless families' immediate access to multiple services and an increased public awareness of homeless families and the issues the face.* Multnomah County, the City of Portland and private and non-profit agencies and volunteers combined resources to provide a one-day event, Project Homeless Families Connect. Homeless families were provided with direct access to a wide array of services including but not limited to: housing, medical, dental, eye, child care, TANF, employment, resource and referrals and clothing,

Preventing Low-Income Individuals and Families from Becoming Homeless

All three jurisdictions contribute funds for rent assistance and assistance with move-in costs. These funds greatly assist homeless and at-risk households in accessing and stabilizing in permanent housing. The jurisdictions each allocated HOME funds for the rent assistance program operated by the Housing Authority of Portland (HAP). Additionally, Portland provided HOME, the Housing Authority of Portland provided Payment in Lieu of Taxes (PILOT), while Multnomah County used Federal Emergency Management Agency funds, HUD Supportive Housing Program and County general funds for emergency housing vouchers and rent assistance.
Last year, the City allocated $483,000 in ongoing General Fund to support the *Transitions to Housing*. This project is aimed at helping very low-income and homeless households to end or avoid homelessness and maintain permanent housing. These funds are administered by nine community organizations for housing related costs for diverse populations in need of such services. For the last 18 months, 83 percent of households retained permanent housing after six months and 71 percent were still residing in permanent housing after one year. From July 1, 2005 - June 30, 2006 457 households received rent assistance through Transitions to Housing funds.

These funds will be part of a consolidated RFP through the Housing Authority of Portland, who now administers all short-term rent assistance programs. In 2005-06, the City, the County and the Housing Authority entered into negotiations that resulted in a remarkable systems change effort that combined 6 different funding sources under one administrative entity. This new system streamlines access, creates a

shared outcomes model, and prioritizes prevention and housing first as best practices In the Fall of 2006, we will take that change a step further by conducting an RFP for all funding sources.

Between January 1 and June 30, 2006, the Short-Term Rent Assistance program provided rent assistance to 553 unduplicated households, through CGF/PILOT/FEMA funds. Of those, 39 households also received deposits through Clearinghouse. In addition, 129 households received rent assistance through HOME.

Addressing Emergency and Transitional Housing Needs of Homeless People

Adults

The City of Portland and Multnomah County funded two shelters for homeless men, one shelter for homeless women, as well as a new collaborative program offering short-term housing for women. Called the Women's Emergency Service Collaborative (WESC), it began operating in September 2005. By the end of 2005, 123 homeless households with 134 people were assisted. Overall, 51 households transitioned to permanent housing, with 92% remaining housed. The City also funded transitional housing for single adult men and women (including survivors of domestic violence), the Bridgeview and Royal Palm program for persons who are chronically mentally ill, and alcohol/drug free housing at the Estate and Danmoore. Portland also funded temporary winter shelter.

In FY 2005-06, McKinney grants continued to fund transitional programs: transitional housing in scattered sites with homeless adults from Transition Projects, Inc. and Northwest Pilot Project, the Royal Palm for individuals with severe and persistent mental illness, and domestic violence leasing sites. McKinney grants also support alcohol and drug free transitional housing for single adults, transitional housing for homeless women at Jean's Place, housing placement services for people with mental illness and/or developmental disabilities, and the Shoreline, which is ADFC transitional housing for homeless single adults who are entering the workforce.

Youth

The Homeless Youth Service Continuum provides services and support to homeless youth ages 13-24 years. The three agencies making up the Continuum include Janus Youth Programs, New Avenues for Youth, and Outside In.

The basic goals of the Continuum are to provide screening and referral services to area youth, and to transition youth into safe, stable living environments with supportive services. Services are delivered using Positive Youth Development principles and best practices. The City of Portland and Multnomah County funded services for homeless youth include: day program services, emergency shelter, short-term shelter, transitional housing, independent housing, case management, employment and education services.

McKinney funds provide transitional housing mental health services, case management, and permanent supportive housing for homeless youth.

Families

The Multnomah County Department of School and Community Partnerships continues to coordinate the School-Aged Policy Framework, now know as the SUN Service System, and provides anti-poverty services and emergency services throughout Multnomah County. The City of Gresham contributes funds to support transitional housing programs in East County.

Multnomah County and the City of Portland fund winter shelter services from November through March. This includes emergency shelter beds, case management, day shelter services and an access line. Families placed in permanent housing through the winter shelter program receive on-going case management and follow-up services for a 12-month period. There are two year-round family shelters.
Culturally specific services to homeless and at-risk individuals and families were provided through the SUN Service System at the Immigrant and Refugee Community Organization (IRCO) to Asian/Pacific Islanders and African immigrants; Portland Impact to the Slavic community; Native American Rehabilitation Association to the Native American community; Catholic Charities to the Latino community; and Albina Ministerial Alliance to the African American community.

In FY 2005-2006, McKinney dollars were used as part of the anti-poverty service component of the SUN Service System which provided both facility-based and scattered site transitional housing. These services were provided throughout Multnomah County by the following not-for-profit agencies: Portland Impact, Albina Ministerial Alliance, Friendly House and Human Solutions. Facility-based transitional housing includes the Turning Point, Sunrise Place and Richmond Place. In FY 2005-2006 McKinney grants continued to fund HomeSafe, a transitional housing program providing scattered site housing and intensive case management services for pregnant and or parenting teens. HomeSafe is the scattered site transitional housing program for teen parents in the community.

Victims and Children Impacted by Domestic Violence
Funds from the State of Oregon (SHAP, CSBG, EHA, and resources designated to survivors of domestic violence) and from Multnomah County were used for programs that provide domestic violence intervention, including shelter, transitional housing, culturally specific services, crisis lines and access points, services for children and support staff. These activities were coordinated with other resources and programs dedicated to the reduction of domestic violence, including a significant amount of private funding/donations.

The current HUD Horizon award to Multnomah County supports rent assistance and supportive services to victims of domestic violence from specific cultures or populations. Former McKinney awards directly to non-profits support transitional housing programs for women with children at Raphael House, the West Women's facility and at the Andrea Lee, a transitional housing program.

Emergency Vouchers
The Housing Authority of Portland provides funds for emergency housing vouchers and emergency rental assistance through its Clearinghouse. Vouchers were provided to single individuals, couples and families who were homeless. Vouchers were accessed at 24 community agencies during business hours and 211 provided after hours access to emergency vouchers and food. The emergency voucher program provides immediate safety off the streets and linkages to agencies that are experts in providing permanent housing.

Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living
Several programs assisted homeless persons to make the transition to permanent housing and independent living.

- Many of the rent assistance programs described above have assisted homeless people to access housing, including the *Transitions to Housing* pilot project.
- The Housing Authority also extended priority status in its Section 8 and Public Housing programs to some homeless people in transitional housing.
- The McKinney SRO Section 8 Mod Rehab Program provided ongoing rent assistance for individuals in these buildings: the Rose (for women), the Sally McCracken, the Barbara Maher (for women), and the Mark O. Hatfield.

Outreach and Assessment

Two agencies received City General Fund to provide outreach services. These services focused on "meeting people where they are" and assisting them in accessing community resources:

- JOIN provided outreach services to homeless campers. Many of these campers are among the chronic homeless.
- Cascadia Behavioral Healthcare provided outreach services to the homeless mentally ill. These services were linked with the Royal Palm (shelter and transitional housing for homeless mentally ill).
- CHIERS continues to function as a public inebriate pick up program, but also conducts outreach and engagement activities for people who are on the streets and drug/alcohol affected.
- In addition, Multnomah County funds outreach and assessment services:
- Two new teams of outreach workers who provide assistance to people who are on the streets with co-occurring disorders.
- Mobile advocates are placed in Self-Sufficiency and Child Welfare Offices, the jail, the court, police bureau and other sites to identify and assist victims of domestic violence.

Addressing the Special Needs of Persons Who Are Not Homeless

In addition to developing new supportive housing for people with special needs, BHCD provided funding to programs in order to preserve the existing supply of supportive housing through rehab and maintenance. The City of Portland provided assistance in obtaining/maintaining housing through its Continuum of Care partners. BHCD funded rent assistance, and supportive services.

Persons with Need for Accessible Units

All three jurisdictions funded the Adapt-A-Home project, which modifies existing rental units to make them accessible to handicapped persons. Owners agree to leave the modifications in place so that future tenants who need an accessible and affordable unit can use them. During FY 2005-05, at least 58 households received accessibility improvements.

Persons with HIV/AIDS

See HOPWA narrative in Section IV.

Alcohol and Drug Free Housing

Emergency Shelter Grant (ESG) resources were used to support the operation of the Estate and 8 NW 8 building, which provided drug and alcohol-free transitional housing for men and women.

Other Non-Homeless People With Special Needs

The myriad housing and service needs of most categories of non-homeless people with special needs were the focus of a multi-jurisdictional planning effort under the auspices of the HCDC Special Needs Committee. Housing programs serving people with disabilities and other people with special needs are described on the previous section. The table below shows progress towards meeting the needs of these populations.

Special Needs Population Listed in the Consolidated Plan 2005-2010	Progress
Low-income Elderly	No preference was given in City RFPs to projects serving this population. The continuing State and Federal budget cuts threaten services and housing for this population.
Adults with Physical Disabilities	The Spring RFP included a preference for permanent supportive housing. Adults with physical disabilities may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
Adults with Severe and Persistent Mental Illness	The Spring RFP included a preference for permanent supportive housing. Adults with severe and persistent mental illness may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
Adults with Developmental Disabilities	The Spring RFP included a preference for permanent supportive housing. Adults with developmental disabilities may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
Adults with Addiction Disorders	The Spring RFP included a preference for permanent supportive housing. Adults with addiction disorders may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
At-Risk Youth	The Ten-Year Plan to End Homelessness addresses some of the needs of this group.
Offenders	The Spring RFP included a preference for permanent supportive housing. Members of this population who have physical disabilities, development disabilities, SPMI, or addiction disorders may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
Farm workers	No preference is given in City RFPs to projects serving this population. The continuing State and Federal budget cuts threaten services and housing for this population.

Addressing the Special Needs of Persons Who Are Not Homeless

In addition to developing new supportive housing for people with special needs, BHCD funded programs to preserve the existing supply of supportive housing through rehab and maintenance. The City of Portland provided assistance in obtaining/maintaining housing through its Continuum of Care partners. BHCD funded rent assistance and supportive services.

PART E: Other Actions

(1) Addressing Obstacles to Meeting Under-served Needs

Urban Renewal Districts

Decreasing federal and local subsidies for housing development and assistance continued to be the primary obstacles to meeting under-served needs in the community.

Urban renewal districts currently in the River District, the Lloyd District, the Lents Neighborhood, Interstate, Inner Northeast (Convention Center/MLK), the South Park Blocks, Downtown Waterfront, Central Eastside and the South Waterfront have Housing Implementation Strategies that will allow the use of tax increment dollars for the development of affordable rental and owner-occupied housing in these areas.

(2) Fostering and Maintaining Affordable Housing

Preservation

The City of Portland's Preservation Ordinance passed in 1998 requires owners of buildings subject to expiring Section 8 contracts to notify the City if they do not intend to renew the contract, and gives the City an opportunity to purchase the properties. Since the Preservation Ordinance was implemented, 577 units in seven properties have been preserved. No units were preserved during FY 2005-06.

Waiving System Development Charges and Tax Abatement Programs

In recognition of the role of non-profit developers of low-income housing play, the City waived the system development charges (SDCs) for rental housing affordable to households earning 60% percent or less of median income built by non- profit developers. SDCs were also waived for the development of single family housing affordable to households earning 100% percent or less of MFI. During FY 2005-06, fees totaling $4,479,409.12 were waived for homeowner units and fees totaling $989,055 were waived for rental units.

The City also provides Tax Abatements to newly constructed single-family homes that are priced to be affordable to households at or below 100% median family income. The abatements are for a 10-year period. In FY 2005-06, 228 new homes were granted a tax abatement, valued at approximately $228,000 each year for the next 10 years.

Uniform Relocation Act

The City of Portland has relocation policies in place designed to reduce the effects of displacement caused by publicly funded activities. The Portland Development Commission coordinates these efforts. Each proposal or request for public funding requires identification of households that might be displaced as a result of publicly funded activities. Notice is given to tenants as early as possible. A registered and certified letter is sent to each tenant notifying them that federal resources are being used to acquire or rehab properties they occupy and explain relocation options and possible benefits under the Uniform Relocation Act. During FY 05-06 the City of Portland funded 2 projects with federal resources that resulted in temporary or permanent relocation of 51 households.

(3) Removing Barriers to Affordable Housing

Housing Connections

As noted in the Housing Services section on page 20, Housing Connections addresses the barrier of locating appropriate affordable housing. Before Housing Connections was implemented, there was not a centralized information source for available, affordable housing. Low-income renters had to call multiple agencies and property management companies to find out if there were affordable units available. This can be an arduous process for someone who is experiencing a housing crisis or has special needs. Often people would accept housing that did not meet their needs because the search for appropriate housing was too difficult, which can lead to future housing instability. Throughout FY 2005-06 Housing Connections continued to assist people in finding units that meets their needs including units that accept Section 8 vouchers, Ready to Rent and Fresh Start program graduates, and accessible and special needs housing.

Siting Issues

In addressing the barriers to affordable housing, the City continued to support a position with the Office of Neighborhood Involvement (ONI) that facilitates the siting of new affordable housing and/or difficult discussion that may arise during the operation of an affordable housing project. The best example of the role that ONI position played in FY 05-06 was with the Prescott Terrace project. Neighborhood residents, Portland police, and Cascadia Behavioral Healthcare were all convened to problem-solve management and tenant issues, resulting in a newly negotiated Good Neighborhood Agreement.

Fee Waivers

In recognition of the role of non-profit developers of low-income housing play, the City waived the system development charges (SDCs) for rental housing affordable to households earning 60% percent or less of median income built by non- profit developers. SDCs were also waived for the development of single family housing affordable to households earning 100% percent or less of MFI. During FY 2005-06, fees totaling $ 61,200 were waived for homeowner units and fees totaling $15,000 were waived for rental units.

(4) Overcoming Gaps in the Institutional Structures and Enhancing Coordination

Housing and Community Development Commission (HCDC)

The Housing and Community Development Commission, a 15-member volunteer citizen committee, continued to oversee housing and community development activities funded by the City of Portland.

HCDC Special Needs Housing Committee (SNC)

The Housing and Community Development Commission Special Needs Housing Committee (SNC) has been meeting since January 2002. The SNC is a broad-based, inter-jurisdictional committee that includes housing and service providers, consumers, funders, elected officials, advocates, and community members. Multnomah County, the City of Portland, and the Board of the Housing Authority of Portland charged the Special Needs Committee with providing guidance on a variety of issues related to special needs housing. Among other things, the Special Needs Committee was tasked with making policy recommendations to advance the development of special needs housing and to improve the success of housing outcomes for persons with special needs; and to coordinate resources to stimulate the development of special needs housing.

The HCDC Special Needs Committee defined "special needs housing" as permanent housing linked with services for extremely low-income individuals (and their families) who have severe mental illness, a development disability, a substance abuse disability, a physical disability, or multiple disabilities.

The SNC issued its initial report in July 2003. The SNC Report documented a need for close to 8,000 units of permanent supportive housing for people aged 18-64. An additional number are needed for unaccompanied minors with special needs and for families with one or more members with special needs. The Special Needs Committee report also documented the connection between lack of an adequate supply of permanent supportive housing affordable to those with incomes below 20% MFI, and homelessness.

The Families with Special Needs workgroup began meeting in FY 2003-04 to make recommendations on the housing and service needs of families with special needs. The workgroup prepared a Supplemental Report on Families with Special Needs. That report received a public hearing in April 2005 and was approved by the Special Needs Committee in April 2005 and by HCDC in June 2005. The Supplemental Report and recommendations were presented to the Board of County Commissioners in July 2006.

The Supplemental Report estimated that there are between 836 and 1,950 families with special needs who lack permanent housing in Multnomah County. The Supplemental Report contains recommendations on data collection, culturally specific service provisioning, the appropriate role of housing strategies (e.g. rent assistance, permanent supportive housing, and transitional housing) for special needs families, and identifying resources for these families.

The Special Needs Committee issued its Final Report and Recommendations in June 2006. The Final Report reviewed the action steps from the 2003 Report, and described the accomplishments that the City of Portland, Multnomah County, and their community partners have made since 2003 in special needs housing. The Final Report announced that the Committee would disband, and made recommendations for future staff and committee work to continue to advance the development of housing and service programs to meet the needs of individuals and families with special needs. Much of the special needs agenda has been incorporated into the Ten-Year Plan to End Homelessness in the City of Portland and Multnomah County.

Community Development and Housing Committee (CDHC)

An 11 member Community Development and Housing Committee advised Gresham City Council on matters pertaining to housing and community development. This committee reviewed all applications for funding, conducted public hearings, and made recommendations to Gresham City Council on funding and policy matters. The CDHC met monthly (except for August).

The Citizen's Commission on Homelessness (CCOH)

A volunteer citizens' commission initially convened by the City of Portland and Multnomah County to develop a plan to end the institution of homelessness has continued to meet on a semi-annual basis to review implementation efforts. Report cards prepared at six-month intervals may be found on line at www.portlandonline.com/bhcd/index.cfm?c=38062.

The Coordinating Committee of the Ten Year Plan, comprised of homeless system and mainstream housing and services providers, advocates, funders, and homeless persons, continued to meet monthly to discuss issues relating to plan implementation. An evaluation sub-committee evaluated homeless programs that received funding through the McKinney-Vento Act Homeless Assistance Program, and made recommendations to the Housing and Community Development Commission for renewals and for a bonus project.

Homeownership Advisory Committee (HOAC)

The HCDC Home Ownership Advisory Committee met six times during the year to continue its work on narrowing the minority homeownership gap. HOAC worked with Portland's elected officials, community leaders, and Portland Development Commission staff to implement strategies to close the gap.

Housing Evaluation Group (HEG)

This sub-committee of HCDC ended its several year hiatus. During the hiatus, the City of Portland and Multnomah County have adopted an ambitious policy agenda, including the Ten Year Plan to End Homelessness, preservation of existing affordable housing, and a commitment to close the minority homeownership gap by 2015. New HEG has adopted a broad scope of work that will (1) explore the degree to which Multnomah County, Portland, Gresham, the Housing Authority of Portland, and the Portland Development Commission have aligned their funding with these objectives; and (2) examine the sufficiency of resources to accomplish these objectives. New HEG intends to make this information available to elected officials and members of the public in order to inform resource allocation decisions.

Economic Opportunity Advisory Committee (EOAC)

HCDC announced the intention of forming this new sub-committee to (1) describe the economic development activities underway in Multnomah County; (2) analyze the extent to which these activities provide opportunities for households at 0-50% MFI to increase their incomes and assets by at least 25%; (3) identify barriers, as well as funding and/or service gaps; (4) make recommendations for system change.

(5) Evaluating and Reducing Lead-Based Paint Hazards

The City of Portland implements the requirements of the Residential Lead-Based Paint Reduction Act of 1992 under the guidelines of HUD's proposed rule, Requirements Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance (24 CDR 35, 36, and 37). For all CDBG, HOME, and HOPWA funded activities administered by BHCD, contractors were required to provide notification of the hazards of lead-based paint and use lead-safe work practices.

The City of Gresham also implemented its CDBG and HOME programs in compliance with the relevant federal regulations. None of the programs or projects funded by Gresham provided in excess of $5,000 in rehab assistance. Notification and visual inspection requirements were followed for Gresham's homeownership programs. The City of Gresham participated in regional efforts to provide lead-based paint training for contractors and other efforts to develop the number and expertise of contractors with various levels of certification pertaining to lead-based paint.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices.

The Portland Development Commission assists with the implementation of federal lead-based paint requirements for the administration of CDBG and HOME funds. For all multi-family affordable housing funded through the Portland Development Commission, it ensure property compliance with the regulations, providing risk assessments and clearance tests where necessary. For single family rehab activities performed by BHCD subrecipients, PDC staff conducts clearance tests on properties whose scope of work disturbs above the de minimis threshold.

The City of Portland has successfully administered several HUD Lead Hazard Reduction Grants, providing over $3 million dollars in lead hazard reduction assistance to over 600 households. Most recently, Portland was awarded a Round 12 grant in September 2004 that provides an additional $3 million dollars for lead hazard reduction in an additional 280 homes through October 2007 located within the city of Portland, Gresham, and Multnomah County. Grant resources also leveraged funding for community outreach to over 20,000 households during the FY 2005-06.

(6) Ensuring Compliance with Program and Comprehensive Planning Requirements

Evaluation of use of public funds
To assess and monitor the allocation, expenditures, and use of public funds spent to develop affordable housing, the HCDC created the Housing Evaluation Group (HEG). Criteria were developed collaboratively between the HEG and PDC to evaluate performance and provide meaningful information that will support assessment efforts. Through this committee, HCDC has worked with PDC to ensure that adequate data is collected in order to measure performance and compliance with Consolidated Plan goals.

Performance measures in homeless programs
During the FY 2004-05, the Committee of the CCOH continued to push for improved data collection in order to further the effectiveness of performance evaluation. Proposals being considered for funding in the Consolidated Application for Homeless Assistance submitted to HUD were required to demonstrate

appropriate performance measures and reasonable success in achieving them in order to be prioritized in the Consolidated Application. In addition, all projects included in the Consolidated Plan must receive certification of compliance with Consolidated Plan goals.

Limited Clientele Activities
BHCD contracts with a variety of agencies that provide services to low/moderate income clients who are not presumed by HUD to be low-income. In these situations, contracts between the City and the agency state that the agency will collect income and family size data for each client and that the agency will compare this information to the current low/moderate-income thresholds, as provided by HUD. All client income information is retained by the agency and is reported to BHCD in regular progress reports. When BHCD monitors agencies, it reviews this income data to verify that at least 51% of the clients served by the program are low/moderate-income and that the data provided in project reports accurately reflects the data in the agency files.

Consistency with the Consolidated Plan
The Portland Consortium has a procedure for processing requests for Certificates of Consistency with the Consolidated Plan. When a request is received, the Policy, Planning and Communications Program Manager, who functions as the principal author of the Consolidated Plan, reviews the request to assess whether it is consistent with the Consolidated Plan. If the request is consistent, a Certificate of Consistency is completed and signed by the BHCD Director, as the head of the Consortium. BHCD retains a copy for its file. The completed and executed Certificate is then returned to the applicant.

The following list of HUD program applications received certifications of consistency with the FY 2005-2006 Consolidated Plan Action Plan.

Certification of Consistency: FY 2005-06

Applicant Name	Project Name	Name of Federal Program
1. ACORN Housing	Housing Counseling	HUD
2. Salvation Army	West Women's Facility	HUD Supportive Housing Grant
3. Multnomah County	Raphael House	HUD Supportive Housing Grant
4. Portland Impact	Richmond Place	HUD Supportive Housing Grant
5. Cascadia Behavioral Healthcare	Royal Palm	HUD Supportive Housing Grant
6. Central City Concern	Shoreline	HUD Supportive Housing Grant
7. City of Portland	Horizons/Singles Leasing I	HUD Supportive Housing Grant
8. Cascadia Behavioral Healthcare	Special Needs Services	HUD Supportive Housing Grant
9. Central City Concern	Sunrise Place	HUD Supportive Housing Grant
10. Neighborhood House	Turning Point	HUD Supportive Housing Grant
11. Housing Authority of Portland	Shelter Plus Care	Shelter Plus Care
12. Cascadia Behavioral Healthcare	Pathways/Youth Mental Health Services	HUD Supportive Housing Grant
13. Human Solutions	Moving to Permanent Housing II	HUD Supportive Housing Grant
14. Bradley Angle House	Andrea Lee	HUD Supportive Housing Grant
15. Cascadia, Transition Projects Inc.	Otis Project	HUD Supportive Housing Grant
16. Multnomah County, Dept of Schools & Comm. Partnerships	Horizons Family Leasing/Services	HUD Supportive Housing Grant
17. Multnomah County, Dept of Schools & Comm. Partnerships	Family Futures	HUD Supportive Housing Grant
18. City of Portland	HMIS	HUD Supportive Housing Grant
19. Multnomah County, Dept of Schools & Comm. Partnerships	Home Safe	HUD Supportive Housing Grant
20. Multnomah County, Dept of Schools & Comm. Partnerships	Horizons Domestic Violence Leasing/Services	HUD Supportive Housing Grant
21. Multnomah County, Dept of Schools & Comm. Partnerships	Horizons Youth Leasing/Services	HUD Supportive Housing Grant
22. Transition Projects, Inc.	Jean's Place	HUD Supportive Housing Grant
23. Central City Concern	Alcohol & Drug Free Housing	HUD Supportive Housing Grant
24. Portland Housing Center	HomeOwner Basics	HUD - Local Housing Counseling Agencies
25. Housing Authority of Portland	2005 ROSS Public Housing Family Self-Sufficiency - GOALS Program	HUD - Resident Opportunity & Self-Sufficiency Public Housing Family Self-Sufficiency
26. Multnomah County, Dept of Human Services	Housing for People who are Homeless & Addicted to Alcohol	Housing for People who are Homeless & Addicted to Alcohol

Part F: Leveraging Resources

The Portland/Multnomah Consortium leverages HUD funds with a variety of local public as well as private dollars for housing and community development activities. Housing development and rehabilitation activities are highly leveraged because public funds are used as "last in" gap financing amounts. Locally controlled direct subsidy dollars are provided as loans and grants for rental housing.

Housing Investment Fund

In 1996, the City of Portland created the Housing Investment Fund, allocating $24.6 million of General Fund dollars for the 1996-98 biennium. An additional $4.4 million was allocated between 1997-1999.

Ending Homelessness

In FY 2005-06 approximately $2,340,000 of Housing Investment Funds allowed the City of Portland to purchase a variety of innovative new homeless services as well as maintain proven core programs, including but not limited to;

- $428,104 - Transitions to Housing (T2H) provides short-term highly flexible rental assistance via ten partner agencies to effectively transition very low-income (0-20% MFI) households out of homelessness or prevents homelessness from occurring. Partners focused services to: Pregnant and parenting teens; adults, youth and families living with HIV/AIDS; seniors; families with children; homeless adults exiting or being diverted from local shelters; people with severe mental illness and histories of incarceration; women and families who have experienced domestic violence; adults in early recovery from chemical addiction; people engaged in a workforce program, and people who are living on the street.

- $84,439 – Jean's Place, a women's emergency and transitional housing program with wrap-around services. HIF helped leverage ESG, CDBG and McKinney grants.

- $173,833 – Homeless Seniors Program providing staff and client assistance to provide homeless prevention and housing placement services. HIF helped leverage CDBG grants.

- $59,2134 – Men's Winter Emergency Shelter, provided up to 100 men per night emergency shelter between November and March.

- $191,816 – Street Outreach and Engagement, provided primary funding to a small grassroots organization (JOIN) to work directly with people living on the street, encampments, and vehicles to move directly into permanent housing via private market housing.

- $1,400,000 – One-time only funds via a new RFP for the "Key Not a Card" initiative. KNAC grants are innovative new projects to move chronically homeless adults and families quickly off the streets and into permanent housing. Project focuses include: women; families (seeking custody, with children, or pregnant women); SE Portland area with partnership with local business and police; and downtown Portland area for people who are "chronic offenders" (street crimes) as well as having untreated chemical dependency issues in partnership with the police. An additional grant provides rental assistance to a collaborative program serving adult and family households exiting prisons and engaged in a workforce program. HIF funds serve as leverage for a Department of Labor grant.

Affordable Housing:

Leveraged Resources for Affordable Housing
Investment of CDBG, HOME, Housing Investment Funds (HIF), and Tax Increment Finance (TIF) funds to develop and retain affordable housing opportunities (both multi-family and single-family rental and home ownership programs) leveraged significant other private and public funding. In FY 2005-06 an estimated $64,341,858 in other private and public funding was committed to affordable housing development.

The following are leveraged resources:

- The City of Portland uses (TIF) resources for affordable housing in urban renewal districts (URA), thereby allowing federal housing resources to be used citywide. In FY 05-06 $3,657,279.30 were committed to affordable housing project throughout URA's in the city of Portland.

- The City of Portland has funded The Non-Profit Operating Support Collaborative with $690,029 from HOME and CDBG. This leveraged $500,000 in private funds from the Enterprise Foundation and the Neighborhood Partnership Fund.

- Federal Low Income Housing Tax Credits (LIHTC); State of Oregon Affordable Housing Tax Credits and resources from the State's Trust Fund are also used for either new construction or rehabilitation of affordable housing. In FY 05-06, $13,459,259 was awarded in tax credits in Portland projects; and $148,134 of Housing Trust Fund.

Other Leveraged Funds:
The 29 funded projects all provided some funding leverage ranging from a 50% match to a 150% match in some cases. Projects with large agencies are able to offer the greatest match, for example Central City Concern's Initiative provided drug free housing for all participants in their employment with Moral Precognitive Therapy project. IRCO used CDBG funds to pay for participant case management, support services, ESL and job placement services and matched them with their Department of Labor training funds for job specific skills training. Total estimated leverage was $1.5 M--a 1 to 1 match for the total CDBG dollars in the Initiative.

In addition, BHCD staff has negotiated for matching services to address common needs of participants such as health care, legal services, matched savings accounts and more. Below is a list of the major all projects leveraging generated by the Initiative.

The Economic Opportunity Initiative has leveraged significant funds for 05/06

Economic Opportunity Initiative Leveraged Funds FY 05-06	
Mott Foundation (tentative)	$300,000
NW Area Foundation	$200,000
Portland Family of Funds (loan fund)	$700,000
Workforce Investment (WIA training)	$150,000
State & Federal IDA funds (approx.)	$56,000
Lewis & Clark Law School	$150,000
OR Employment Dept. (Child Care Div.)	$500,000
Kaiser Permanente+ (tent. start 4/07)	5,000,000
OR DHR/TANF Benefits extensions (approx.)	$72,000
United Way	$100,000
Total	**$7,228,000**

Annual Resources Table

July 1, 2005 - June 30, 2006

Resources	Portland	Gresham	Multnomah Co.	Total
HOME Entitlement	$3,800,581	$625,913	$175,808	$4,602,302
HOME Program Income	$440,000	0	0	$440,000
HOME Carry Over	0	$12,000	0	$12,000
ADDI	$145,496	$6,730	$23,962	$176,188
CDBG	$11,488,646	$1,010,783	$339,653	$12,839,082
CDBG Program Income	$1,880,000	$20,000	$37,680	$1,900,000
CDBG Carry Over	$1,850,000	$95,000	17,072	$1,954,000
HOPWA (7 county metro area)	$949,000	0	0	$949,000
Emergency Shelter Grant (ESG)	$442,751	0	0	$442,751
McKinney Homeless Assistance	$5,049,613	0	0	$5,049,613
FEMA	$29,675.78	0	0	$29,675.78
Section 8	$0	$0	$49,460,519	$49,460,519
Lead Based Paint	$1,178,000	0	0	$1,178,000
NWAF	$250,000	0	0	$250,000
Portland General Fund	$2,729,366	0	0	$2,729,366
Portland HIF Fund	$2,988,234	0	0	$2,988,234
CSH	$219,087	0	0	$219,087
HMIS	$134,627	0	0	$134,627
EDI	$70,062	0	0	$70,062
Youthbuild Carry Over	$400,000	0	0	$400,000
TOTALS	**$34,045,139**	**$1,770,426**	**$50,054,694**	**$85,824,507**

PART G: Citizen Comment

A public notice was published in the Oregonian on August 28, 2006 advising that a draft CAPER was available for review on the BHCD website or by calling the Bureau to request a hard copy. A public hearing on the FY 2005-06 CAPER was held on September 6, 2006 at 1900 SW 4th Avenue, room B.

At the public hearing, one person testified. Public comments were accepted through September 18, 2006.

Please Appendix A: Citizen Comments

PART H: Self-Evaluation

Overall, the Portland Consortium has been successful in achieving the goals set out in the FY 2005-06 Consolidated Plan Action Plans. We have continued to use existing resources wisely, collaborated with others to achieve common goals, further refined our systems to improve outcomes, and actively sought funds to augment dwindling public resources.

In FY 2005-06, Portland was able to take the final steps necessary to fully implement BHCD's strategic plan. The plan, commits the Bureau's resources to three community-driven objectives: ending the institution of homelessness, expanding housing choice for households at 0-50% MFI, and increasing economic opportunity for people at 0-50% MFI. BHCD took these actions during FY 2005-06 to implement the strategic plan:

- Implemented a set of Priorities that are consistent with BHCD's strategic objectives for the Consolidated Plan 2005-2010, to bring federal funding into alignment with local goals;

- Expanded the Economic Opportunity Initiative and issued a report on outcomes from the first year (*see discussion*);

- Proceeded with implementation of *Home Again: a Ten-year Plan to End Homelessness in the City of Portland and Multnomah County (see discussion)*;

- Worked with Regional Partners to transfer leadership for *Bridges to Housing* to the Neighborhood Partnership Fund, while continuing to participate in fund-raising and policy development. *Bridges to Housing* is a regional effort to alleviate family homelessness among high-need families who face multiple barriers;

- Issued a bond backed by the City of Portland to raise $10 million for the development of new affordable housing, with an emphasis on permanent supportive housing and housing for households at 0-30% MFI;

- Transferred duties of Compliance Officer, on the retirement of Judy Sanders, to Stella Martinez. The new Compliance Officer will continue to provide trainings on compliance issues and review procedures to ensure that the City at all times meets its regulatory obligations. The new Compliance Officer has undertaken the task to improve the Bureau's timeliness.

- Updated cost models for permanent supportive housing and housing for high-need families.

The Housing and Community Development Commission met 11 times. It instituted pre-meeting work sessions that have increased the Commissioners' familiarity with issues under discussion, and strengthened working relationships among board members.

The HCDC Families with Special Needs Work Group completed its work, as described above. The HCDC Special Needs Committee met four times and focused on (1) federal, state, and local budget issues that would have an impact on the implementation of the Special Needs Report recommendations, and the Supplemental Report on Families with Special Needs recommendations. The Committee also worked to develop a final report and recommendations to the jurisdictions.

BHCD and Multnomah County staff were active participants in the completion of the initial design, communications, and fund-raising work on Bridges to Housing, and assisted with the transfer of authority for the program to the Neighborhood Partnership Fund. Multnomah County Commissioner Serena Cruz serves on the regional board.

Implementation of these plans and Initiatives will continue to guide the Consortium's activities in the coming year.

Portland Efforts to Develop Outcome Measures

Portland's Bureau of Housing and Community Development has placed an increased priority on outcome measures. Our Strategic Plan requires us to engage in continual evaluation and improvement of programs and initiatives, and to maintain high standards of accountability to the public. Pursuant to HUD guidance, BHCD has adopted the HUD outcome measures for its Housing and Economic Development Initiatives.

Structurally, the Business Operations Manager, the Senior Program Manager, the Compliance Officer, and the Policy, Planning & Communications team coordinate with the three campaign managers to meet this federal objective.

Portland already completes a number of annual performance reports, including the CAPER, BRASS, and the City Service Efforts and Accomplishments report. Portland worked with the City Auditor's office to develop outcome measures for the City reports that are consistent with the HUD outcome measures for the homelessness and economic opportunity campaigns. In the fall, work will begin to improve consistency of the housing measures.

The Housing and Community Development Commission's Housing Evaluation Group historically tracked housing production with federal and local funds. HEG has reconvened and will be broadening its focus from production numbers to evaluations of the system's effectiveness at meeting the City's priority housing needs. HEG will be tracking what resources each jurisdiction and HAP plan to dedicate to preservation, ending homelessness, and closing the minority homeownership gap. HEG will check back to see if the resources were allocated as planned, and what outcomes were achieved. HEG will also examine the degree of coordination of the entities. Specific performance measurements and indicators will be developed.

In addition, to gain a better understanding about the effectiveness of our programs, Portland has instituted an evaluation component with performance measures for several of its new initiatives.

1. *The Campaign to End the Institution of Homelessness*
   The City's campaign to end the institution of homelessness has adopted these measures of success:

- increase in the number of units of permanent supportive housing;
- increase in the percentage of housing developed for households with incomes at 0-30% MFI;
- increase in systematic linkages for housing and services;
- improvement in tracking systems;
- increase in number of homeless households placed in housing;
- increase in retention rates for formerly homeless people in housing.

BHCD has developed indicators for these items and others, and have published "Report Cards" on our website at regular intervals.
The link is http://www.portlandonline.com/bhcd/index.cfm?c=40173.

This year, the City transferred administrative responsibility for the Transitions to Housing Program, a short-term rent assistance program funded with City General Fund, to the Housing Authority of Portland pursuant to the new unified Short-Term Rent Assistance redesign. The Clearinghouse and RASP are also being administered by HAP. HAP has agreed to track outcomes for all these resources.

BHCD staff continued to work with an outside evaluator to review the program with the primary object of measuring housing retention rates at various intervals. The evaluations thus far have established that households that received assistance remained housed for extended periods (well after the assistance had ceased), and also demonstrated some increase in family income. These results were so impressive that Portland City Council decided to fund the program on an on-going basis. (It was previously funded with One Time Only funds, like most pilot projects.)

2. *The Economic Opportunity Campaign*
   The City's Economic Opportunity Initiative, funded with local, federal and foundation dollars, and was designed to include performance measures from its inception. A consultant with demonstrated experience in evaluation has been working with BHCD staff and funded projects to track the success of the Economic Opportunity Initiative. In addition, BHCD has in-house capacity through the on-line Service Point system to collect information on the Initiative projects from its contractors, and to analyze the data to assess the extent to which participants in funded programs are successfully increasing their incomes or assets.

For workforce projects, BHCD tracks job placement, retention, and wage increases at six-month intervals. BHCD issued a report after 12 months, and a second report after 18 months. BHCD tracks microenterprise projects on an annual basis, using tax records, change in income and status of business including change in assets, jobs created, and job retained. BHCD issued a report after 12 months, and expects to issue a second report after 24 months.

3. *Campaign to increase the range of housing opportunities for low-income people*
The City's campaign to increase the range of housing opportunities for low-income people will measure its success by:

- the increase in the number of units programmed at 0-30% MFI;
- the increase in the number of new units built with three or more bedrooms for family housing;
- the increase in the percentage of existing units that are financially stable;
- the reduction in documented barriers to access housing; and
- the increase in the participation rate of minority residents in all homebuyer programs.

Each year the program staff, from all operating departments, prepares the Consolidated Annual Performance and Evaluation Report. During this time, we determine to what extent objectives and performance targets have been met. The evaluation is made easier by an outcome-based approach. Using this methodology requires that programs have key results and outcomes that can be tracked and evaluated.

Overall, the activities planned in the 2005 – 2006 matrix were implemented as designed. While the Consortium staff is continually reevaluating programs and practices, the Consolidated Plan-funded programs were able meet performance expectations.

Monitoring
The City of Portland, Bureau of Housing and Community Development is responsible for the overall administration of the Consolidated Plan and the monitoring and evaluation of CDBG and HOME program activities as well as the HOPWA and ESG programs.

REGULATORY FRAMEWORK

The CDBG regulations (24CFR 570.501 (b)) state that:

"[the grantee] is responsible for ensuring that CDBG funds are used in accordance with all program requirements. The use of …sub-recipients…does not relieve the recipient of this responsibility. The recipient is also responsible for determining the adequacy of performance under sub-recipient agreements…and for taking appropriate action when performance problems arise…"

The language in Subpart J of 24 CFR Part 85 "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," which applies to HUD grants including CDBG, HOPWA, ESG and HOME, is even more explicit about the obligation to monitor subgrant supported units including city programs and sub-recipients:

"Grantees are responsible for managing the day-to-day operation of grant and subgrant supported activities to assure compliance with applicable Federal requirements and that performance goals are being met. Grantee monitoring must cover each program, function, or activity."

Monitoring Objectives:

- Ensure that grant funded activities comply with federal regulations governing administrative, financial, and programmatic operations;
- Ensure that, to the extent feasible, performance objectives are met within budget and on schedule; and,
- Ensure that City staff operate their programs in accordance with established program policies.

MONITORING & EVALUATION PROGRAM

The Bureau of Housing and Community Development provides oversight and technical assistance to grantees as needed in assessments and monitoring visits. Contracts with each of the sub-recipients/grantee specify that they will:

1. Assure and certify that the department complies with federal regulations, policies, guidelines, and requirements with respect to the acceptance and use of CDBG and HOME funds as specified by HUD;
2. Prior to incurring costs, ensure that each project has had an environmental review and, where appropriate with respect to construction projects, that Davis Bacon and Section 3 (MWESB) requirements are met;

3. Prepare a program plan and budget as required and submit the plan or contract to BHCD so eligibility can be determined;

4. Provide annual data to ensure that the appropriate national objective is met; and,

5. Meet financial requirements by ensuring all costs are documented and supported with proper documentation.

BHCD staff provides oversight of the operating departments'accountability and systems and procedures for monitoring or evaluating grant-funded programs. Consortium administration staff assists department staff to develop monitoring checklists and other tools so that they are able to assess compliance with federal requirements including eligibility and benefit to low- and moderate-income persons. When scheduled, staff participates in on-site monitoring activities. Oversight activities include:

1. Review of the risk analysis and criteria used to determine what agencies and projects are selected for on-site monitoring or a full assessment.

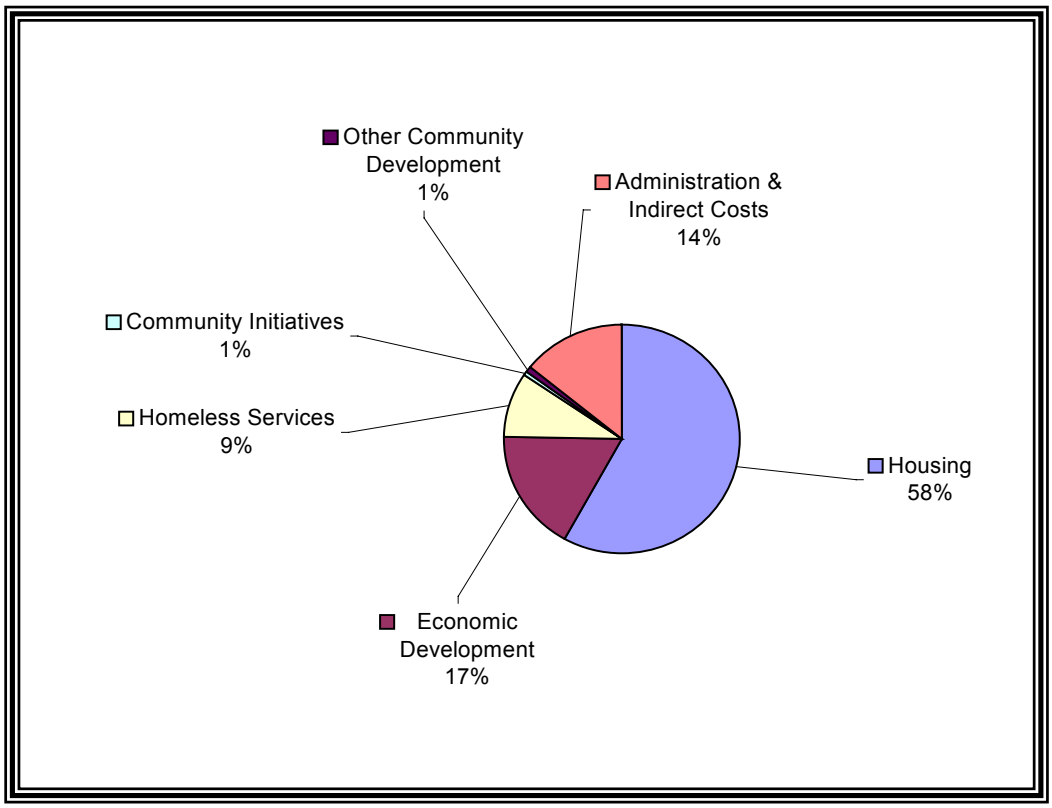
2. Review of project files to determine that they include appropriate documentation of project oversight through desk monitoring, documentation of on-going contact (telephone or on-site) between the project specialist and the implementing agency, as well as identified problems and solutions.

3. Review of annual monitoring results and three-year in depth formal assessment performed by program staff.

CITY OF PORTLAND CDBG PROGRAMS

City of Portland relies on CDBG funds to fund programs in its three campaigns: ending homelessness, increasing housing choice for households at 0-50% MFI, and expanding economic opportunities for households at 0-50% MFI. CDBG also funds some administrative expenses and the Community Initiatives program. All allocations are based upon goals and objectives critical to addressing the priority needs identified in the 2005-2010 Consolidated Plan. In almost every instance, CDBG funds are distributed for programs and activities that exclusively benefit low- and moderate-income residents of the community. The federal CDBG entitlement to the City of Portland for the FY 2005-06 was $11,488,646. These funds are used together with HOME, HOPWA, ESG, and City General Fund to leverage other public and private dollars used to fund housing development, public services, and economic development activities. Housing needs were identified as the most pressing priority, with 58 percent of the total CDBG expenditures going towards housing development and housing related services for low and moderate-income residents.

Program Allocation as a Percentage of FY 2005-06 CDBG Funding



Part A. End Homelessness

BHCD funds allocated for homeless services support the community's Continuum of Care for homeless adults and youth as well as the City and County 10-year Plan to End Homelessness. Program activities focus primarily on the development and operations of homeless facilities along with providing associated services to each of three homeless populations: adults, unaccompanied youth, and those with serious mental illness. The City of Portland is responsible for planning, coordinating and funding services for homeless adults and the majority of Portland's CDBG funding for homeless programs is targeted towards homeless adults. Funds for services for homeless youth are contracted through Multnomah County. In this way, CDBG dollars are used to leverage other sources of County funding for homeless youth services.

HOUSING AND HOMELESS SERVICES *CONSOLIDATED PLAN* GOALS:

- To support the shelter and housing capacity recommended by the housing and service plan each homeless population and in support of the City and County 10-year Plan to End Homelessness.
- To provide adequate emergency basic shelter to meet the needs of homeless individuals, unaccompanied youths).
- To develop homeless facilities pursuant to adopted housing and service plans and to maintain existing low-income housing stock in the community.
- To reduce the number of at-risk adults, families and youth that become homeless in our community each year.

Accomplishments

During the FY 2005-06, BHCD supported its Consolidated Plan goals of homeless prevention through the direct funding of several programs providing shelter and services to over homeless individuals and permanent housing placements to 2,565 over at-risk individuals and families (Homeless Adult Shared Outcomes Report). Contracts with Multnomah County provided emergency housing case management, and permanent housing placement services to individuals in households. Please see Assessment of Five-Year Accomplishments in Appendix

CDBG Funded Homeless Facilities and Services

Program	Agency	Facility /Service	Number Served
Glisan Street Shelter*	Transition Projects, Inc.	A 90 bed, 24-hour men's shelter providing emergency housing and on-site services in order to support successful transition to safe and stable housing, including permanent housing.	1,133 homeless men, including 204 men who met the HUD definition of chronically homeless
Clark Center*	Transition Projects, Inc.	A 90 bed, 24-hour men's short-term housing facility with on-site services for men who are committed to staying clean and sober and working on ending their homelessness.	579 homeless men, including 75 men who met the HUD definition of chronically homeless
Community Service Center	Transition Projects, Inc.	Provides intake and shelter access referrals, as well as a variety of basic need services. A sub-set of the clients receive permanent housing placement or eviction prevention services, along with retention support and rent assistance.	4,966 unduplicated single adults received some services through CSC. 530 unduplicated single adults (including 185 who met the HUD definition of chronically homeless) received housing focused case management services.
Jean's Place	Transition Projects, Inc.	A 55 bed, 24-hour women's facility providing emergency and transitional housing with on-site support services in order to support successful transition to safe and stable housing, including permanent housing.	372 unduplicated homeless women, including 56 women who met the HUD definition of chronically homeless
Bridgeview Community	Cascadia Behavioral Healthcare	A program that provides 64 individual SRO units for homeless and mentally ill adults. 49 transitional housing units (up to 2 years) for men and women, and 15 emergency housing units specifically for women.	118 unduplicated seriously mentally ill homeless men and women, including 42 who met the HUD definition of chronically homeless. 91provided transitional housing (28 chronically homeless) 28 women provided emergency housing (15 chronically homeless)
Senior Housing Program	Northwest Pilot Project	Services for homeless and at-risk seniors (age 55 and older) to obtain and maintain affordable, permanent rental housing. Includes transitional housing, permanent housing placement and retention support.	1413 unduplicated men seniors (1326 households), including 152 people who met the HUD definition of chronically homeless
Willamette Bridge Streetlight Shelter	Multnomah County: Janus Youth Programs	Short-term shelter for homeless youth. A variety of services are provided to all participating youth via partnership organizations not affiliated to the CDBG funding	218unduplicated youth, including 51 youth who met the HUD definition of chronically homeless

* Also receives ESG funds described in ESG Narrative.

Non-CDBG funded homeless facilities and services are described in the Continuum of Care Section, page 26

Part B: Economic Opportunity Initiative

Priority Three of the Comprehensive Plan says: Programs to assist adults and youth to improve their economic condition. The Portland Economic Opportunity Initiative is the primary strategy used to address that priority. The Initiative served 1420 participants in 05/06. There were 323 Microenterprises served by nine projects and 1134 youth and adult workforce participants served by nineteen projects. The group of 29 projects moved to a common online reporting system, Service Point in October '05. The projects met monthly with sub groups to address common issues and identify common needs.

Funding was leveraged by City General Fund, federal workforce investment training dollars, Northwest Area Foundation funds, local United Way allocations, extension of TANF subsidies while recipients are participating in Initiative projects, and State investments in IDA's and the largest of our Microenterprise projects. Lewis and Clark Law School moved forward on their commitment to the Initiative to open a Microenterprise law clinic providing free services to Initiative participants in Sept.'06 and Kaiser Permanente identified uninsured Initiative participants as their next population to receive a 100% dues subsidy thus providing free health care for them when that takes effect, (effective date is uncertain at present). As of July 1, 2006 all participants in the Initiative are eligible to participate in a state or federally matched saving plan (IDA) and a group of retired technology specialists has been providing business based services to Initiative Microenterprises throughout the year.

All 1456 participants were enrolled at 50% of median income or less. Portland's minority populations made up 53% of participants in Initiative projects. A significant portion of the white participants are limited English speakers.

In 05/06, the historical contract with Worksystems, the federally funded workforce agency, was successfully redesigned according to the same best practice guidelines required in the Initiative RFP. There are now three projects administered by Worksystems, at three of the area One Stops that are functionally part of the Initiative system. As with all Initiative workforce projects they work with populations that have more significant barriers to work than the One Stop ordinarily has the time or resources to address. They are all 50% of median income or less.

In 06/07, we hope to offer a Spring RFP to increase the numbers served by existing projects and fund 3-4 new microenterprise and workforce projects. Funding will be from local and national private sources matched by an additional allocation of City general fund.

Community Initiatives

The purpose of the Community Initiatives Small Grant Program is to encourage and support community-based programs in meeting the basic needs of low-income persons and/or assist in the revitalization of low-income neighborhoods. The Program supports citizen-based initiatives using a self-help model of people helping people.

The Community Initiatives Program makes one-time-only grants of $12,000 or less to community-based non-profit organizations. All projects are required to match City resources with community resources. Clients served by funded activities must be residents of the City of Portland.

Funding for the Community Initiatives Small Grant Program are provided through federal Community Development Block Grant dollars provided to the City of Portland by the U.S. Department of Housing and Urban Development. All projects funded under this program must be able to document that clients receiving services are low-income persons.

During FY 2005-06, the Community Initiatives Small Grant Program funded 10 new projects. Due to budget reductions, only one Request for Proposal round was carried out during the fiscal year and this reduced level will continue in future years.

In FY 2005-06 Community Initiative grants were awarded to the following projects:

- African American Alliance for Homeownership. Financial education classes for clients with IDA accounts.
- Cascade AIDS Project. Planning project to support people living with HIV/AIDS in returning to the workforce.
- Construction Apprenticeship and Workforce Solutions. Planning project to increase participation of women and minorities in the construction trades.
- Lane Middle School. Learning Garden Laboratory.
- Latino Network. Financial literacy classes for Latinos in the Cully neighborhood.
- Oregon Community Warehouse. Expand operations by purchasing an additional day per week of truck operations.
- Oregon Lions Sight and Hearing Foundation. Providing eye exams and glasses to low income persons.
- Portland Opportunities Industrialization Center (POIC). Planning project to implement the Housing Opportunities Matched with Education (HOME) program.

Cumulative Program accomplishments since it began in 1992 include:

- 293 projects funded for a total of $2.7 million granted
- Projects have leveraged over $4.84 million in matching resources (179% of CI amount), including over 149,470 hours of volunteer work
- Overall success rate of 89%
- Forty-five percent of funded projects were with organizations that had not previously received BHCD funds.

Provided services to over 26,745 individual clients; completed 49 community planning processes; planted over 3,200 street trees; developed 25 community garden and greenspace sites; and supported 42 community events and involved over 130 volunteers.

Part C: Housing

CDBG Narrative

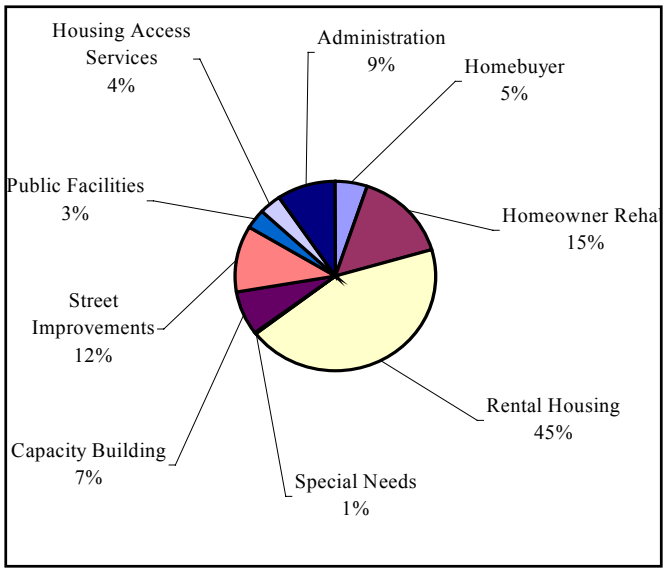
CDBG funds are allocated for housing are used for capital for housing development and for services related to housing. The major focus has been on increasing and preserving the availability of rental housing, rental rehabilitation, special needs housing, homebuyer programs, homeowner rehab, and accessibility improvements. CDBG furthers these goals by funding related housing services such as providing education for potential first time homebuyers and fair housing information to landlords and tenants. Housing programs respond to the needs of low-income individuals and families, leveraging CDBG dollars together with HOME funds and in conjunction with other partners to maximize the effectiveness of public dollars allocated to housing and housing services.

In allocating CDBG funds for housing, BHCD has taken into consideration the housing needs of different low-income populations, including renters, homeowners, homeless, and individuals with disabilities or special needs. During the FY 2005-06, CDBG money was used in conjunction with other funds to provide funding to housing programs based on the needs and priorities stated in the Consolidated Plan (see Section I Part C).

CDBG supports the rehabilitation of affordable housing in three ways. Rehab of rental housing is supported by funding provided through the PDC rental rehab program which funds acquisition and rehab of projects occupied low- to moderate-income residents. Owner-occupied rehab is supported through the PDC single family rehab program, which rehabbed 6 units during the FY 2005-06. Rehab of owner occupied units is also supported by funding provided to community organizations through the Mini-housing Rehab Program. This program provided rehab to over 24 households during FY 2005-06.

Homeownership goals are supported in three ways; funding provided directly to housing development agencies doing new construction and acquisition and rehab for homeownership, direct homebuyer financial assistance to homebuyers and by funds provided to the Portland Housing Center for homebuyer counseling. Housing for populations with special needs has been supported through funding to agencies such as the Housing Authority of Portland and Unlimited Choices, who completed accessibility improvements in 58 households inhabited by low- and moderate-income disabled residents.

CDBG HOUSING PROGRAM ALLOCATION FY 2005-2006

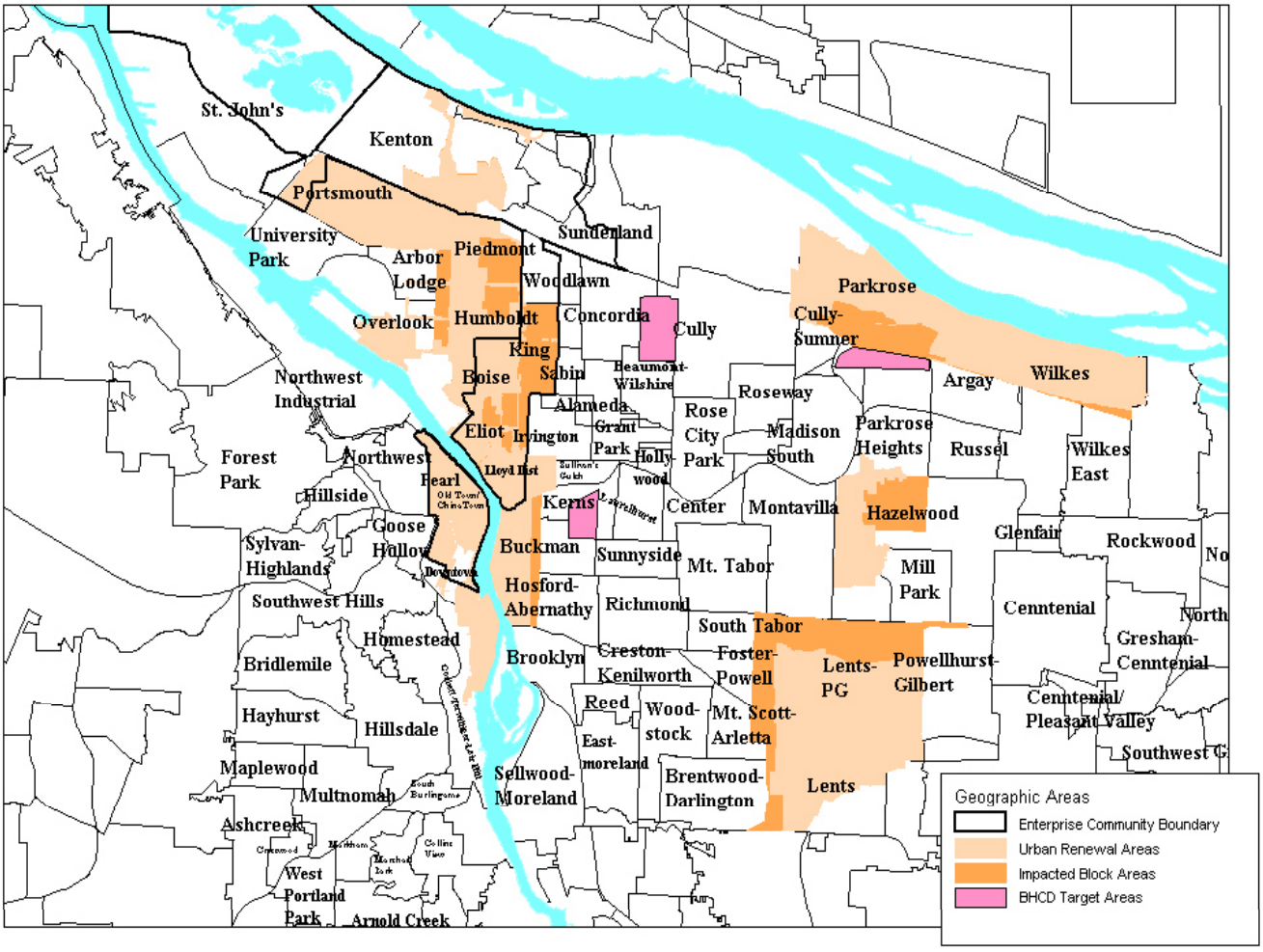


Community Based Development Organization (CBDO)
CBDO, are a special non-profit organization that upon designation by grantee carries out neighborhood revitalization, community economic development or energy conservation projects.

CBDOs in FY 2005-2006:

Cascadia Housing, Inc.
Central City Concern
Human Solutions, Inc.
Native American Youth & Family Center (NAYA)
Northeast Workforce Center, Inc.
Peninsula CDC
Portland Trades & Apprenticeship Careers Project (Oregon Tradeswomen)
ROSE CDC
Sabin CDC
SE Works, Inc.

Designated Geographic Areas for Special Activities by a Community-Based Development Organization



Neighborhood Improvements

Funding for neighborhood improvements was provided for capital and other projects that have a long-term impact on neighborhoods. There were two activities funded under this program:

In FY 2005-2006, the following projects were either completed, remain underway, or were initiated:

Street Improvements

New Columbia, the HOPE VI project of the Housing Authority of Portland, received $1,020,000 to the complete street improvements. Street improvements for New Columbia are now complete.

Sewer On-Site

In areas receiving new sewer service, 23 low-income households received $4,748 in deferred loans. The Sewer On-Site program will continue to assist low-income households in FY 2006-2007.

Public Facilities

Improvements to HAP Livability: Capital Improvements FY2005-06

Facility	Description of Work	# of Households	Amount Spent
Williams Plaza 2041 NW Everett Portland, OR 97209	New Vinyl Windows	101	$494,236
Dahlke Manor 915 NE Schulyer Portland, OR 97212	New Vinyl Windows	80	$465,395
Maple Mallory 3720 NE Mallory Portland, OR 97212	New Vinyl Windows	48	$124,057
Celilo Court 2513 NE Saratoga Portland, OR 97211	New Vinyl Windows	28	$104,450
Sellwood Center 1724 SE Tenino St. Portland, OR 97202	New Central Hot Water System	112	$149,647
Gallagher Plaza 2140 NW Kearney Portland, OR 97210	New Hot & Cold Water Piping	85	$525,119
Hillsdale Terrace 6775 SW 26th Ave. Portland, OR 97219	New Underground Phone Lines and Conduits	60	$89,173
Peaceful Villa 2835 SE 47th St. Portland, OR 97206	New Electrical, New Plumbing, New Windows, New Doors, Additional Attic Insulation, New Cabinets & Counters, New Kitchen Flooring	70	$2,220,150
New Columbia* 4605 N. Trenton St. Portland, OR 97203	New construction of housing and site improvements in Cecelia, Haven, Trouton, and Woolsey properties	Ultimately affects 297 public housing households	$2,767,391
New Columbia* 4605 N. Trenton St. Portland, OR 97203	New construction of housing and site improvements in Cecelia, Haven, Trouton, and Woolsey properties	Ultimately affects 297 public housing households	$2,767,391
Trouton (Part of New Columbia) 4605 N. Trenton St. Portland, OR 97203	New construction of housing and site improvements in Trouton	Ultimately affects 125 PH households	$5,100,000 in Capital Fund Financing
Humboldt Gardens (a HOPE VI redevelopment of the current Iris Court cluster of apartments) 315 N. Sumner Ct. #5 Portland, OR 97217	Pre-development for new construction housing	Ultimately affects 100 PH households	$2,620.00

*When complete, New Columbia will include 854 housing units of which 297 are public housing, 325 are non-PH rental units, and 232 are for-sale homes. The non-public housing units are not included in the household count above.

SECTION III: HOME NARRATIVE

In 1991, the Cities of Portland and Gresham along with the urban Multnomah County formed a Consortium for the purposes of applying for and administering the HOME grant. Each member of the Consortium plans and executes within their own jurisdiction and when the opportunity arises, the Consortium may collaborate on joint projects and system-wide programs. The Consortium Agreement was renewed again in 2002-2003 and that document runs through FY 2007.

The Portland HOME Consortium proposed to use the FY 2005-06 HOME funds to expand and improve the supply of affordable housing to low and moderate income families in accordance with the priorities set out in the 2005-2010 Consolidated Plan. Specifically, the following table illustrates how the Consortium distributed HOME funds across the categories of housing needs set out in the Consolidated Plan.

Assessment of Affirmative Marketing Efforts

The Portland HOME Consortium's Affirmative Marketing Plan and Minority and Women Business Enterprise Outreach Program is detailed in the Consolidated Plan.

Outreach efforts to MBE/WBE contractors have continued pursuant to the Outreach Program detailed in the Consolidated Plan and have resulted in the creation of opportunities for MBE/WBE contractors. No changes to the program are recommended at this time.

Affirmative marketing efforts have continued pursuant to the Consolidated Plan and have been very successful at attracting eligible persons to rental housing and homebuyer projects.

Housing Need Category	HOME-funded Program	Outcome
Priority One Programs to provide affordable rental housing for homeless individuals or families and very low-income households (earning less than 50% MFI) who pay more than 50 percent of their income in housing related expenses. This includes people with special needs such as mental and physical disabilities, people with AIDS, and the elderly.	• PDC Rental Housing Development • HAP- RASP Program • Multnomah County and Gresham Special Needs Housing Development .	PDC closed, committed and reserved a total of $4,527,704 in HOME funds to rental housing projects in Priority One during FY 2005-06. HAP's RASP Program provided 143 homeless families in 2004, and 86 homeless families in 2005with special needs with rental assistance to transition into permanent housing in Gresham, Portland and Multnomah County. The City of Gresham provides 120 households in 2005 with rental assistance that was provided through a contract with Human Solutions.
Priority Two Programs to provide assistance for very low-income existing homeowners to maintain their homes. Programs should preserve the stock of affordable housing and stabilize neighborhoods by providing basic support services such as case management, job training, childcare, and education. Programs should provide funds for the rehabilitation and maintenance of basic systems (plumbing, structural, electrical, and roofs) and to make improvements to allow elderly and persons with disabilities to remain in their homes.	No HOME funds allocated to this priority. Programs of this nature are funded with CDBG.	
Priority Three Programs should assist first-time homebuyers. These programs should focus on innovative types of housing and lower-income populations unable to access the increasingly unaffordable market. Homebuyer programs should also be targeted as an important community development tool to reinvest in and stabilize deteriorating neighborhoods. Public funding of these programs should emphasize the leveraging of private funding.	• City of Gresham Home Buyer Assistance	The City of Gresham allocated HOME funds to the Shared Appreciation Mortgage program, which provided assistance to 5 first-time homebuyer families this year.

Match Requirement - See Appendix B HOME Match Report, HUD 4107-A.
MBE/WBE Report - See Appendix B HUD Form 4107, Part III.

On Site Inspections

On Site inspections were completed pursuant to a comprehensive inspection schedule by inspectors from the Portland Development Commission, the Housing Authority of Portland, the City of Gresham, and Multnomah County.

- 530 HOME-assisted units were subject to inspections during FY 2004-05
- 194 HOME-assisted units were physically inspected during FY 2004-05
- 170 units passed initial inspections
- 355 HOME tenant files were inspected

As of August 1, 2006, PDC monitored compliance for a total of 116 HOME-assisted projects with 685 units. Annual inspections were scheduled for these projected based on HOME Regulations according to project size, and are spread over a 10-month cycle. New standard HOME projects are added to the cycle as they are completed.

PDC's HOME inspections are completed by Sheryl Stratton, HOME Program Coordinator, PDC Housing Department, Asset Management Section.

Annual Inspections include:

- On-site inspection of at least 20% of the total HOME units

- Tenant file inspection of all HOME unit files to confirm income calculations and eligibility, rent levels for each HOME unit and verify tenant noticing policies.

- Management review of screening criteria, lease-up documentation, maintenance and complaint procedures.

Written inspection reports are submitted to project owners and are provided 30 days to respond to PDC indicating what action item have been corrected or with a date when they will be corrected. If response is not received, follow-up contact is scheduled.

Section III Report

The process for outreach and making bid opportunities available to minority, women, and emerging small businesses (M/W/ESB) subcontractors on Portland Development Commission (PDC)/Portland Consortium supported construction projects. Prior to bidding the work PDC staff meets with the project developer and their prime contractor to discuss the M/W/ESB & Workforce Training and Hiring Program requirements with them, answering any questions they might have about the programs and offering my assistance with outreach help. Staff offers to help the prime contractor identify certified businesses per scope of work, assist with setting up an M/W/ESB targeted pre-bid meeting, assist with contacting M/W/ESBs to attend a pre-bid meeting and posting bid opportunities on the M/W/ESB page of PDC's website. Staff also attends the Oregon Association of Minority Entrepreneurs (OAME) monthly Contractors Committee meeting and announce subcontracting opportunities when the prime contractor provides me with the necessary information. PDC also participates in a number of tradeshows throughout the year (OAME Conference and Tradeshow, Minority Enterprise Development Week Tradeshow and Luncheon, Governor's Marketplace, Hispanic Metropolitan Chamber of Commerce contracting and employment tradeshow) where we have information available about any bidding opportunities and staff speaks with M/W/ESB contractors about the ways they can learn about upcoming opportunities (OAME Contractors meeting, PDC website and email distribution lists) and about the different services they can take advantage of because of their certification status (free construction classes at Portland Community College (PCC) and free basic computer classes.)

PDC will releasing a recruitment shortly for a new director level position that will direct our M/W/ESB and Workforce Training and Hiring Program efforts. Once this individual is hired we will likely make some significant changes to the programs, requiring more from the developers and prime contractors in terms posting bid opportunities, holding pre-bid meetings and structuring bid packages to maximize M/W/ESB subcontracting opportunities.

MBE/WBE Report - See Appendix B HUD Form 4107, Part III.

SECTION IV: HOPWA NARRATIVE

Grantee and Community Overview

The City of Portland, Bureau of Housing and Community Development is the entitlement jurisdiction which administers HOPWA funds to meet the housing needs of persons living with HIV/AIDS in the Portland, Oregon EMA. The Portland EMA is comprised of Clackamas, Columbia, Multnomah, Washington and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington. The Bureau manages a range of HOPWA-funded annual contracts with project sponsors, who provide housing, services and related activities that further the goals and objectives in the plan. The 06-07 HOPWA Section of the Action Plan was expanded to include the information normally published in the EMA Action Plan for HIV/AIDS Housing Resources, which is no longer published. The Bureau monitors and updates its planning work through a stakeholder-based advisory committee known as the AIDS Housing Advisory Committee. BHCD allocates .4 FTE to manage and oversee HOWPA funds.

According to the HIV and AIDS Reporting System (HARS)[3], as of December 31, 2004, the Seven-County EMA was estimated to include 2,083 living persons with AIDS and additional 1,652 persons living with HIV. The 06-07Action Plan estimates a projected need for 2,143 new dedicated housing units to meet the needs of the affected population. This is a 58% increase from the previous year.

The Continuum of Services that received HOPWA Funding during FY 2005-06 includes the following Providers:

- Cascade AIDS Project – Supportive Housing Case Management Services, Rental Assistance Fund Administration (pays the difference between rent standard and unit rent on all projects in the permanent HOPWA portfolio), Warehouse Project.
- Clark County Health Department – Transitional Housing Support Services and Rental Assistance Fund Administration (short-term) in Clark, County Washington. Three units of project-based rent assistance were added in 05-06.
- Outside In – Transitional Housing Supportive Services and Operating Costs for youth living with HIV/AIDS.
- Project-based Rent Assistance at PCRI's Morris Green Plex - a large family unit. Occupancy took place in December 2004.
- Project-based Rent Assistance at three floating units at Northwest Housing Alternatives.
- Our House of Portland was awarded funding for construction of a 14-bed sub-acute care facility. Tenants returned to the newly built facility in July 2006.
- Roselyn's Villa was awarded funding for construction of one large family unit within a four-plex. Construction began in Summer 2005. Occupants will move in September 2006.

[3] This information was gathered for the Ryan White Title I Planning Council whose service area mirrors the HOPWA service area except for Skamania County. There are two PLWH/A in Skamania County.

The AIDS Housing Advisory Committee formalized it's role and developed a work plan and action steps. The role of the AIDS Housing Advisory Committee is to advise, coordinate, and advocate in the areas of:

- Funding priorities
- Program coordination
- HOPWA asset management

Project Accomplishments

In FY 2005-06, the City committed HOPWA funding to projects that fall within Priority One identified in the Consolidated Plan that (1) provide affordable rental housing for individuals or families who are homeless or have other special needs, and very-low income households who pay more than 50 percent of their income for housing; and (2) housing-related services to individuals and families living with HIV/AIDS. In the Consolidated Plan the needs of those living with HIV/AIDS were identified as "high priority." The sections below describe specific activities. All funded activities furthered the goals set out in the FY 2005-06 Action Plan.

Continuum of Funded Housing Assistance:

1. Informational Services/Intake: 1,182 information referral and advocacy contacts were made by Cascade AIDS Project's Housing Team for or with PLWH during FY 2005-06 in the EMA.

2. Transitional Rental Assistance: HOPWA funding provided a total of 50 units of Supported Transitional Housing during FY 2005-06. These included two youth-specific units, 13 units in Clark County and 35 units provided throughout the EMA by CAP.

3. HOPWA dollars provide a Rent Assistance Fund through CAP to pay the difference between rent and the HOPWA rent standard on 42 of the units in the HOPWA profile.

4. Permanent Housing Development:
   Housing development occurs on a two-year cycle. HOPWA funds were included in PDC's Spring Development for the first time in FY 2005-06 Projects that may be funded from this RFP have not been identified yet. HOPWA funds may be included in the Clark County Community Services Development RFP in December 2006.

Existing HOPWA-funded Permanent Housing:

Permanent housing units specifically set aside for people living with HIV/AIDS are described below. Some of these units have been developed or assisted with HOPWA funding, while others have leveraged mainstream housing or homeless financial assistance:

- **Cascadia Village** in Vancouver, WA (Clark County) provides 3 units (unit size will vary based on need) within a Section 42 affordable community environment. It is owned by Affordable Community Environments (ACE). Social Services are provided through Clark County Health Department.

- **Carriage Hill** in Southwest Portland (Multnomah County) provides 3 units of affordable family housing (two- and three- bedroom apartments) for HOPWA-eligible families with children. This project is owned by the Housing Authority of Portland (HAP) and master-leased by Portland Community Reinvestment Initiative (PCRI). Cascade AIDS Project (CAP) provides services. Tenants residing at Carriage Hill receive a rent subsidy to ensure affordability.

- **Cornerstone Innovative Housing, Inc.** provides 6 SRO rental units within a mixed-income condominium project in downtown Portland (Multnomah County). For HOPWA-eligible tenants, rent is set at 30 percent of household income. Tenant selection and services are provided by Cascade AIDS Project. Four of the six units also enjoy a project-based Section 8 certificate.

- **Hopewell Apartments** in Portland (Multnomah County), provides 11 residential units for people living with mental health issues who are living with HIV/AIDS and is owned and operated by Cascadia Behavioral Healthcare.

- **McCoy Village** in Portland (Multnomah County), provides 4 units for HOPWA-eligible tenants within a 55-unit low-income housing tax credit-funded project. Tenant selection and services are provided by Cascade AIDS Project.

- **Nathaniel's Way** in Portland (Multnomah County) provides 4 units of affordable family housing (3 and 4 bedroom) for HOPWA-eligible large families with children. This project is owned by the Housing Authority of Portland (HAP) and master-leased by Portland Community Reinvestment Initiative (PCRI). Cascade AIDS Project provides services. Tenants residing at Nathaniel's Way receive a HOPWA rent subsidy to ensure affordability.

- **Portland Community Reinvestment Initiatives (PCRI)** in Portland (Multnomah County) provides 9 scattered-site units (single-family homes) for HOPWA-eligible tenants. Tenant selection and services are provided by Cascade AIDS Project. Tenants residing in these units receive a HOPWA rent subsidy to ensure affordability.

- **Kaleidoscope Innovative Housing, Inc.** provides 8 units of housing affordable to extremely low-income households through project based Section 8 vouchers. The units are for families with children affected by substance use and HIV/AIDS and are located within two mixed-income apartment complexes in Multnomah County. Tenant selection and services are provided via a partnership with Cascade AIDS Project.

- **Project Open Door** in Gresham (Multnomah County) provides 9 units (6 one-bedroom and 3 two-bedroom apartments) for HOPWA-eligible, low-income tenants. This project is owned by the Housing Authority of Portland (HAP) and master-leased by Portland Community Reinvestment Initiatives. Cascade AIDS Project provides services. Tenants residing in these units receive a HOPWA rent subsidy to ensure affordability.

- **Rose Wood Apartments** in Portland (Multnomah County), developed and operated by Central City Concern, provides 36 units (studios and 1-bedroom apartments) of alcohol and drug-free affordable rental housing with services for persons living with HIV/AIDS with substance abuse issues who are in recovery. Tenants pay 30 percent of their income towards rent. 21 of the units have project-based section 8 certificates. In FY 06-07 tenants will begin to receive rent assistance to ensure affordability.

- **Shelter Plus Care** (S+C) vouchers in Washington County provide 17 units (1-4 bedroom) of deeply affordable housing to homeless low-income persons living with HIV/AIDS. This service is a partnership between Washington County Department of Housing Services (DHS) and Cascade AIDS Project as part of a larger S+C collaboration between multiple service organizations. Tenant selection and services are provided by Cascade AIDS Project. CAP has also secured 13 vouchers in Multnomah County.

The Portland EMA also has 2 specialized care facilities for people living with HIV/AIDS:

- **Our House of Portland** in Southeast Portland (Multnomah County) provides 14 beds of high-end care for persons living with HIV/AIDS. This facility provides specialized healthcare, social work, occupational therapy plus meals, support services and specialized care through funding from various governmental and private funders. The program has approximately 120 volunteers who provide daily meals, do laundry, and provide spiritual support, massage, gardening and repairs for the building. Our House was recently rehabilitated and opened for occupancy in July 2006. Our House won a HOPWA competitive grant to expand beyond its walls to a neighborhood program that assists clients with support services and rent assistance to transition out of Our House as they become healthier.

- **Swan House,** in Milwaukie (Clackamas County), provides 5 residential beds for medically fragile people living with HIV/AIDS, with priority given to those with multiple diagnoses. Northwest Housing Alternative developed this project and Our House of Portland manages it. This project was developed with HOPWA funds.

City of Portland, Oregon – BHCD
Report Covers the Period 7/1/05 - 6/30/06
Performance Chart 1 – Actual Performance

Types of housing units dedicated to persons with HIV/AIDS, which were supported during the operating year:

Type of Unit:	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and Other funds	Deduction for units reported in more than one column	TOTAL by type of unit
1. Rental Assistance	48	$128,163	251	$87,700	0	299
2. Short-term/emergency housing payments	0	0	0	0	0	0
3-a. Units in facilities and operating costs	50	161,330	0	0	0	50
3-b. Units in facilities that were developed with capital costs and opened and served clients	0		0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened	15	285,000	0	0	0	15
Subtotal	111	570,381	0	0	0	364
Deduction for units reported in more than one category	0	0	0	0	0	0
TOTAL	**111**	**$574,043**	**251**	**$87,700**	**0**	**364**

Performance Chart 2

Comparison to Planned Actions

(As approved in the FY 2005-06 Consolidated Plan Action Plans, estimated number of units)

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment, on comparison with actual accomplishments (or attach)
1. Transitional Rental Assistance	23-30 (CAP) 6-10 (Clark Co)	Achieved 35 (CAP) and 13 (Clark Co) For a total of 48.
2. Short-term/emergency housing payments	0	This type of assistance is funded by Title I funds.
3-a. Units in facilities supported with operating costs	50	This number represents HOPWA-funded Permanent Housing: Carriage Hill, 3; Cascadia Village, 3; Cornerstone, 6; McCoy Village, 4; Nathaniel's Way, 4: PCRI, 9; Project Open Door, 9; NHA, 3; Morris Triplex, 1; Villa Capri, 3; Clark County 3 and Outside In, 2.
3-b. Units in facilities that were developed with capital costs and opened and served clients	0	
3-c. Units in facilities being developed with capital costs but not yet opened	15	These were awarded in FY 2003-04.14 units opened for occupancy July 2006. The last unit will be ready September 2006.
Subtotal	94 - 105	
Deduction for units reported in more than one category	- -	
TOTAL	**94-105**	**Overall, the HOPWA Program exceeded its goal.**

SECTION V: EMERGENCY SHELTER GRANT (ESG)

The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds. Programs funded completely or in part by ESG money are important elements of the Continuum of Care system of homeless services. During the FY 2005-06, Portland used ESG dollars to provide operating support for the Glisan Street Shelter and the Clark Center (both shelters serving homeless men). ESG also supported operations at Jean's Place, a transitional housing facility and shelter for homeless women. ESG provided operational support for 102 units of alcohol and drug free transitional housing at the Estate and 8 NW 8th. The following is a list of projects funded.

Transition Projects, Inc.

GLISAN ST. SHELTER - $ 72,036

Operational Costs
Provides for operations of the Glisan St. Shelter, a 90-bed shelter for homeless/chronically homeless men.

The ESG funding for Glisan Street Shelter was supplemented with $395,240 in additional funding via the City of Portland; including City General Funds and $343,143 in CDBG funding.

CLARK CENTER - $ 59,216

Operational Costs
Provides for operations of the Clark Center, a 90-bed shelter for homeless/chronically homeless men.

The ESG funding for Clark Center was supplemented with $371,420 in additional funding via the City of Portland; including City General Funds and $349,440 CDBG funding.

JEAN'S PLACE - $ 26,948

Operational Costs
Provides for operations of the Jean's Place, a 54-bed facility providing shelter and transitional housing for homeless/chronically homeless women. This ESG funding is in support of a McKinney grant for 22 transitional housing beds at Jean's Place for homeless women.

The ESG funding for Jean's Place was supplemented with $235,769 in additional funding via the City of Portland; including City General Funds, City Housing Investment Funds, and $73,530 CDBG funding. TPI also receives a McKinney grant for Jean's Place.

Central City Concern

ALCOHOL AND DRUG FREE COMMUNITIES (ADFC) - $ 262,854

Operational Costs $ 143,207
Provides for operations of 102 SRO units of transitional alcohol and drug free housing for homeless single adult men and women in early recovery from chemical dependency.
Essential Services $119,647
Provides for essential services for the residents in the ADFC program.

The ESG funding for the Alcohol and Drug Free Transitional Housing Program was supplemented with $18,203 via the City of Portland (General Funds). Central City Concern also receives a McKinney Grant for ADFC.

TABLE OF ESG ACTIVITIES

ITEM	DOLLARS	PERCENTAGES
Renovation, Rehab, Conversion	$0	0%
Essential Services	$119,647	27%
Operational Costs	$300,967	68%
Homeless Prevention	$0	0%
Administrative Costs (BHCD)	$22,137	5%
Total	**$442,751**	**100%**

Additionally, with $2,270,336 in General Fund and $ 1,193,321 in CDBG per year invested in homeless program areas, the City well exceeds the required match for ESG funded projects.

SECTION VI: PUBLIC PARTICIPATION

The Housing and Community Development Commission (HCDC) is a 15-member inter-jurisdictional citizen body. Nine of its members are appointed by the City of Portland, and three each by the City of Gresham and Multnomah County. HCDC recommends housing policy, advising the three jurisdictions on budget decisions affecting housing programs, ensuring the linkage of associated social services with these programs, and guiding and monitoring updates of the Consolidated Plan.

HCDC holds monthly meetings (except for August) to provide a public forum on affordable housing and community development matters. Citizens are given advance notice of these meetings. The HCDC meetings are held at centrally located and handicap accessible facilities.

In prior years, the Consortium has used HCDC as the forum for a public hearing on the Consolidated Performance Report. This year, in order to meet HUD's October 2, 2006 submission deadline, the City held a separate public hearing for review of the CAPER. A draft of the Performance Report was made available for public review on August 28, 2006. The public was informed of the availability of the document for public review and comment through advertisements in the local newspaper and by placing the report on the BHCD website.

A public hearing was held in an accessible location on September 6, 2006. Public notice for the hearing was published as part of the notification of the availability of the report for review. Public comment was accepted through September 18, 2006.

APPENDIX A: Citizen Comment:

A public notice was published in the Oregonian on September 7, 2005 advising that a draft CAPER was available for review on the BHCD website or by calling the Bureau to request a hard copy. A public hearing on the FY 2004-05 CAPER was held on September 22, 2005 at City Hall. Citizen comments were received on the FY 2005-06 CAPER during the public comment period.

Jean DeMaster, Human Solutions, Executive Director:
It is important to increase the number of families that are served. We hope that HCDC uses the information gathered in the CAPER 2005-06 to bring balance to the ratio of federal funds that serve homeless families and homeless single adults.

I request that we identify all of the sources for funding to end homelessness for singles and families in one place and one time, and use it in planning. I believe it will show that there is a need for more affordable housing for families from 0-30% MFI. The family system has fewer federal dollars available to use compared to the percent of families in the population than the single adult system. Federal dollars are not equitable for families at this point.

APPENDIX C: Public Notice

City of Portland
2005-06 Consolidated Annual Performance and Evaluation Report
Notice of Public Hearing and Opportunity to Comment

Wednesday, September 6, 2006, 4:00 –5:00p.m.
1900 Building, 1200B
1900 SW 4th Avenue, Portland

The Portland/Gresham/Multnomah County Consortium's draft *Consolidated Annual Performance and Evaluation Report* (CAPER) for the 2005-06 fiscal year on activities related to housing and community development will be available for public review and comment August 28, 2006. Public comment will be taken until September 18, 2006.

Copies of the draft *Consolidated Annual Performance and Evaluation Report* (CAPER) may be obtained at the City of Portland's Bureau of Housing and Community Development, 421 SW Sixth, Suite 1100, Portland, OR 97204 or by calling (503) 823-2383. A draft can also be viewed at our website: www.portlandonline.com/bhcd beginning August 28, 2006.

At the hearing listed above, the City of Portland will accept public testimony on performance of programs for low and moderate-income housing, programs serving the homeless, and programs serving people with special needs. No advance sign-up is required.

To request accommodation under Americans with Disabilities Act call, (503) 823-2392, (503) 823-6868(TTY) at least seven days in advance. For more information or to comment please contact Stella Martinez, Bureau of Housing and Community Development, 421 SW 6th, Suite 1100, Portland, OR 97204, 503-823-2383, stella.martinez@ci.portland.or.us by September 18, 2006.

APPENDIX F: Summary Reports

1. CDBG Financial Summary for Fiscal Year (PR26)
2. Summary of Accomplishments Report (PR23)
3. Activity Summary (GPR) for Grantees (PR03)
4. CDBG Housing Activities (PR10)
5. Status of HOME Activities (PR22)
6. Status of HOME Grants (PR27)
7. Status of CHDO Funds by Fiscal Year (PR25)
8. ESG Program Grantee Statistics for Fiscal Year (PR19)
9. ESG Grantee Activity Summary (PR20)
10. ESG Financial Summary for Fiscal Year (PR12)
11. Summary of Consolidated Plan Projects for Plan Year 2001 (PR06)