

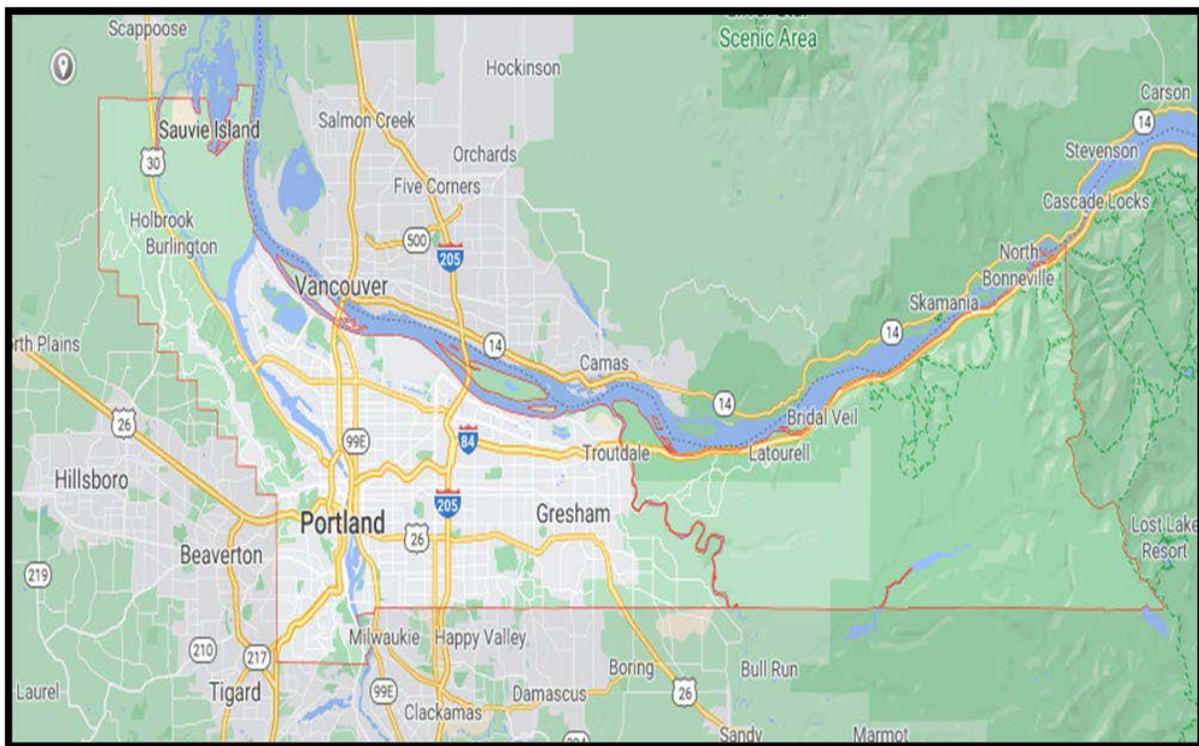
# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Consolidated Plan is a required plan document that all jurisdictions that receive HUD federal funds are required to produce. The plan provides an assessment of community needs, a market analysis and engages the public to establish goals, prioritize needs and then to establish strategies community needs. This document is the Consolidated Plan for the Portland Consortium for the five-year period covering 2021-25. This Plan also includes the fiscal year 2021-22 Annual Action Plans for members of the Consortium. The Action Plan provides details on how the recipients of the federal funds intend to allocate the funding that is received.

The Portland Consortium that consists of the City of Portland (Lead), City of Gresham and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries):



This Plan covers fiscal years 2021-25 and establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2021-25 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. Following are the relevant programs and the associated national objectives:

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

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below:

**2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below:

CONSORTIUM NEEDS	ASSOCIATED GOALS
<p>1. Affordable housing choice:</p> <p>The community needs safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.</p>	<p><b>1. Increase and preserve affordable housing choice in ways that promote racial equity</b></p>
<p>2. Basic services &amp; homeless prevention/intervention:</p> <p>There is a pressing need in the community to prevent and reduce homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency</p>	<p><b>2. Reduce and prevent homelessness in ways that can mitigate overrepresentation of BIPOC communities</b></p>

<p>services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.</p>	
<p><b>3. Community and economic development:</b></p> <p>The community needs improvements to area infrastructure, facilities, economic opportunities, and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects will also support micro-enterprises and business development, as well as, public facilities, parks, and transportation improvements.</p>	<p><b>3. Improve livability through Infrastructure, employment, and anti-poverty strategies</b></p>

**3. Evaluation of past performance**

The City of Portland, the City of Gresham and Multnomah County have made significant progress over the years in meeting needs. The organizational structure includes coordination between departments within the Consortium jurisdictions, as well as, coordination with agencies outside the Consortium, including Metro and Home Forward. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure, and fostering a system and improvements to spur economic development. In addition to a regional approach to projects and programs, area residents have supported increasing local resources to address the affordable housing crisis in the form of housing bond measures, general funds, and fees. Additionally, Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and a Home for Everyone that focus on alleviating the sufferings faced by population experiencing homelessness.

This combination of collaboration and local resources have helped the Consortium to actively address

the affordable housing and economic prosperity needs of the community.

Given the performance period includes the year 2020 it is important to note the impact that the COVID Pandemic has had on the jurisdictions. Since March 2020, the Consortium has continued to fund projects and address the most immediate needs of the area residents in ways that can ensure safe but effective and efficient provision of services. The Consortium has moved efficiently and effectively to scale up necessary assistance for population experiencing homelessness, deploy Tenant Based Rent Assistance (TBRA) for households facing risk of eviction and have worked hard to support area micro enterprises and small businesses to adapt to ever changing business delivery model and help them stay afloat.

The Consortium is absolutely committed to addressing the emerging and existing needs of the no and low-income residents of the community. Additionally, the Consortium is very committed to furthering racial equity for the Black, Indigenous and People of COLOR (BIPOC) residents of the community.

#### **4. Summary of citizen participation process and consultation process**

This Consolidated Plan is being prepared in the midst of an ongoing Pandemic. Consequently, the Consortium has relayed on virtual hearings and on-line surveys for soliciting public comments.

Additionally, the Consortium makes available around the year 'Comment Card' to submit comments. A snapshot from the card:

## Five-Year Consolidated Plan 2021-25 Community Feedback Survey

### Instructions

Thank you for offering your opinion on housing, economic and community development needs for Multnomah County, the City of Portland, and the City of Gresham (the Consortium). The Consortium will provide multiple ways to comment between Fall 2020 and Spring 2021 to hear and make a record of your testimony. Your comments will help shape the goals and funding priorities for the Consortium's federal grant funds and will be published in the Five-Year Consolidated Plan 2021-2025.

Section 1 of the survey is to provide information about yourself and general comments about the needs in your community. In Section 2 of the survey please provide comments on the Consortium focus areas and help us prioritize these areas by ranking them in order of importance.

This survey will take no more than 10 minutes to complete.

### Section 1

**1. Please provide your name and contact information. (Optional)**

Name:

Phone:

Email:

**2. Which of the following best describes you?**

Consortium Area Resident

Service Provider in Multnomah County

Both of the Above

Other (please specify):

**3. Which of the following best describes the neighborhood, area, or city you live in?**

<input type="checkbox"/> Northeast Portland	<input type="checkbox"/> Central City (Portland)	<input type="checkbox"/> Corbett
<input type="checkbox"/> Southeast Portland	<input type="checkbox"/> Gresham	<input type="checkbox"/> Unincorporated Multnomah County
<input type="checkbox"/> Northwest Portland	<input type="checkbox"/> Troutdale	<input type="checkbox"/> Outside Multnomah County
<input type="checkbox"/> Southwest Portland	<input type="checkbox"/> Fairview	<input type="checkbox"/> Maywood Park
<input type="checkbox"/> North Portland	<input type="checkbox"/> Wood Village	<input type="checkbox"/> Decline to State

Further, the comment card was translated into four different safe harbor languages: Spanish, Simplified Chinese, Russian and Vietnamese based on the Consortium language access guidance.

Similarly, the Consortium has relayed on over the phone consultations, inputs from multiple task forces convened to address the needs created by the public health emergencies and a tailored "Consultation

**This section will be updated at the conclusion of the public comment period.**

## 5. Summary of public comments

The Consortium makes a concerted effort to solicit public comments through needs hearing, public review of Consolidated Plan draft, regular forums like area oversight advisory/oversight bodies and city council/ county board budget hearings and approval processes. The ongoing COVID Pandemic has forced the Consortium to hold virtual hearings and electronic submission of comments.

Regardless of the revision to mode of citizen participation/public comments, the majority of public comments have been about hardships imposed by the public health emergency, the plight of the population experiencing homelessness, continued a lack of affordable housing options of all types and in all locations throughout Multnomah County. As an expression of the focus on racial disparities across

the nation and in the Portland Metro area, residents have brought up exacerbated inequities experienced by the BIPOC population.

A summary of comments received thus far includes: eviction risk, economic instability, decreasing supply of homes for sale, increasing rents, housing discrimination, scarcity of living wage jobs and lack of financial support for small businesses. Displacement risk for low-income residents to area with fewer amenities continues to be a problem.

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

**All comments are being accepted and at this time it is the intent of the jurisdiction to accept all comments.**

**7. Summary**

The Consortia has made every effort to extend opportunities to the public at large and to area service providers to comment and provide inputs for this Consolidated Plan. Besides the survey, a Fall virtual Needs Hearing was held in November and Plan Hearings are in the works for May-June. The draft of the Consolidated Plan was noticed in the area dailies advertising a 30-day public comment period extending from May 3, 2021 – June 2, 2021. Following is a Calendar of events for 5-year Consolidated Plan:

ACTIVITY	DATE
Fall Community Needs Hearing (Portland)	Nov 10, 2020
Fall Community Needs Hearing (Gresham & Multnomah County)	Nov 17, 2020
Community Survey	November 2020 – May 2021
Service Providers Survey	April 2021
Publication of Draft	May 3, 2021
Jurisdictional Meetings	May 2021
Council/Commission Hearings	May & June 2021

**This section will be updated at the time of Plan adoption by the Consortium.**

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

Agency Role	Name	Department/Agency
Lead Agency	MULTNOMAH COUNTY	
CDBG Administrator		

**Table 1– Responsible Agencies**

### Narrative

As the designated lead agency for the Consolidate Plan, PHB coordinates and collaborates with the jurisdictional partners for plan preparation and relevant administrative tasks.

Portland is also the lead agency in the HOME Consortium and PHB handles the allocation and administration of HOME Funds. Each of the three jurisdictional partners get their own CDBG entitlement funds and hence allocate and administer respective allocations independently. The HOPWA and ESG funds are received by Portland and PHB assumes program administration lead. Since the creation of Joint Office of Homeless Services (JOHS) in 2016, a joint city-county agency, much of the HOPWA and ESG funds are passed on to this specialized agency for program implementation.

### Consolidated Plan Public Contact Information

Jurisdiction	Lead Staff	E-mail
City of Portland	Dr. Uma Krishnan	Uma.krishnan@portlandoregon.gov
City of Gresham	Rachel Nehse	Rachel.nehse@greshamoregon.gov
Multnomah County	May Cha	May.p.cha@multco.us



## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

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

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

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

These consultations have occurred in the course of regularly-occurring meetings of the Portland Housing Consolidated Plan

MULTNOMAH COUNTY

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

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

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

All three of our Consolidated Plan jurisdictions (Portland, Multnomah County, and Gresham) are represented on the Continuum of Care (CoC) Board (meets monthly) and its Executive Committee (meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee to work on strategic planning, outreach, evaluation and system coordination. All of the jurisdictions support the Continuum’s priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The CoC is part of a coordinated effort called “A Home for Everyone.” The A Home for Everyone Plan calls for assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability.

CoC goals from Consortium local homelessness plan align with our Consolidated Plan. Under the 2021-2025 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity). The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.) The CoC specifically looks at the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. The

CoC is working on a single point of entry system, it has been successful at addressing veteran homelessness, and the CoC is using its experience to address other special need homeless populations.

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

The Portland Consortium work closely with the Collaborative Applicant of the Continuum of Care (planning for allocation and use of Emergency Solutions Grant (ESG) funds). ESG policies and procedures were created and are updated periodically in cooperation with the Consortium. Guidelines ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by all three entities. The Collaborative Applicant (City of Portland) is also the HMIS lead and works closely with Multnomah County to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes.

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to more effectively end homelessness. Our CoC currently directs ESG to expand capacity of the regional Short Term Rent Assistance program and operate emergency shelter closely aligned with locally- and CoC-funded housing resources. PHB monitors ESG recipients and evaluates project performance using CoC-developed housing placement outcomes collected in the regional homeless management information system (HMIS). Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness and HMIS reports and ESG recipient feedback, and ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures. The CoC's data & evaluation subcommittee evaluates outcomes to provide direction for project- and system-level performance improvements.

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

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

<b>1</b>	<b>Agency/Group/Organization</b>	MULTNOMAH COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	See Portland Consortium content.

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

N/A

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Portland Consortium	See Portland Consortium content.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Home Forward, the housing authority for the cities of Multnomah County, was specifically consulted for the sections of the Consolidated Plan relevant to their portfolio. The state is consulted for all notices of funding. The County is specifically consulted in planning for housing supportive services, referral and

other housing stabilization initiatives. The Consortium members are all active members of the Continuum of Care, A Home For Everyone and other committees that influence homelessness prevention and homeless services. The Consortium also works in consultation with the community development and infrastructure organizations such as the Portland Development Commission, Metro, Tri-Met, Oregon Department of Transportation and equivalent municipal agencies and other public entities and associations that set priorities for the use of resources in the region, set goals and measure progress in meeting those goals.

## Narrative

A number of plans were consulted in the preparation of this Consolidated Plan reflecting policies, needs or significant research, those include:

- American Community Survey 2015-2019
- Census Bureau Reports for 2015-2019
- City of Portland Comprehensive Plan 2035
- Consortium Analysis of Impediments to Fair Housing Choice 2011
- Consortium A Home for Everyone
- City of Portland State of Housing Report (2019)
- Portland Point in Time Count 2019
- Multnomah County; A Home for Everyone, A United Community Plan
- Multnomah County Climate Action Plan (2019)
- Multnomah Food Action Plan (2010-2015)
- City of Gresham Comprehensive Plan
- Gresham Point in Time Count 2019
- Home Forward Moving to Work Plan
- Multnomah County Capital Improvement Plan
- Multnomah County Coalition of Communities of Color Unsettling Profile Reports
- Metro Opportunities and Challenges for Equitable Housing
- 2019 Poverty in Multnomah County Report

This section will be updated with a comprehensive list of seminal planning documents that were used as reference for creating this Consolidated Plan.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

#### **Summarize citizen participation process and how it impacted goal setting**

Citizen Participation was encouraged through two Need Hearings and three jurisdiction Action Plan hearings. All of the events were advertised in the Portland Tribune, the Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged surveys and comment cards.

#### **Citizen Participation Outreach**

**Comprehensive Summary will be provided at the end of the comment period.**

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, and others</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	30 people at the Multnomah County and City of Gresham Community Need Hearing.	Needs and priorities included: Sidewalks and safe crosswalks; culturally-specific mental health services; tenant rights education; credit repair and assistance; job skills development paired with rent assistance; address digital divide; micro-enterprise technical assistance; subsidized childcare; affordable housing	All comments accepted.	

**Table 4– Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Multnomah County’s urban county jurisdiction includes the cities of Maywood Park, Fairview, Troutdale, and Wood Village as well as unincorporated areas outside of the cities of Portland and Gresham. Much of the urban county jurisdiction is located in East Multnomah County where gentrification, displacement, and rising housing costs in Portland continue to have an enormous impact on population growth and housing costs in this area.

A 2018 Economic Check-Up report by the Value of Jobs Coalition conducted by ECONorthwest and led by the Portland Business Alliance highlighted a number of challenges for East Multnomah County. 60% of renters in this area are cost burdened, compared with 49% in the Portland region. Wage disparities are also a significant issue in East Multnomah County, with almost all industry sectors having lower average wages than the rest of the region.

According to 2015-19 ACS data, the poverty rate in Multnomah County is 14%. Wood Village is the only city that has a poverty rate above this at 14%. The percentage of children living in poverty in Wood Village is 23% compared to 17% in Multnomah County. However, there are pockets of poverty in Fairview and Troutdale as well. The 2019 Poverty in Multnomah County report shows some of the census tracts with the lowest median incomes in Multnomah County are located in Fairview, Wood Village, and west side of Troutdale. This also correlates with some of the highest percentages of people of color and Housing Choice Voucher holders in these areas.

Growing poverty in east Multnomah County has highlighted the need for more affordable housing for residents. Social services providers working with homeless families struggle to find affordable housing units for their clients. This lack of affordable housing units was described in the 2019 Poverty in Multnomah County Report: “For every 100 extremely low-income households in Multnomah County, there are only 23 affordable units available.” Multnomah County’s urban county jurisdiction also has a high percentage of mobile home parks. In Wood Village, 38% of its housing are mobile homes, 8% in Fairview, and 4% in Troutdale, compared to 1% in the City of Portland and 2% in Multnomah County overall. School districts have also been impacted by the increase in poverty in East Multnomah County. Reynolds School District, which serves students who live in Fairview, Wood Village, Troutdale and portions of Gresham, have 86% of their students eligible for free or reduced lunch, and 7.82% of students were unhoused during the 2018-19 school year.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Multnomah County's urban county jurisdiction – including the cities of Fairview, Maywood Park, Wood Village, and Troutdale – all recognize the importance of continued enhancements to city centers, parks and landscapes in order to continue stabilization and revitalization efforts for low-income neighborhoods. Equally important is the need to address each city's infrastructure related to public health and safety, including stormwater management, sanitary sewer systems, water supply, pedestrian and bicycle safety measures, and improved public transportation access. These basic public infrastructure services ensure that city residents can be safe in their homes and neighborhoods. Although there are many areas within the urban county jurisdiction that would not qualify for CDBG funding under area benefit, Wood Village, Fairview, and Troutdale do have census block groups with a large percentage of low- and moderate-income residents. Access to open space, parks, and recreation facilities varies widely across the Multnomah County urban county jurisdiction. In the city of Wood Village, the majority of residents live in multi-family housing or mobile homes. Many of the residences do not have play areas or recreational facilities where residents can gather or play safely. The city of Wood Village's one public park - Robertson Park - offers recreational opportunities for the city's residents. There is a play structure area for children. It also has a new basketball recreation area, completed in 2015, that draws large numbers of youth and adults from surrounding neighborhoods. Other upgrades to the park are underway with CDBG funding assistance.

### **How were these needs determined?**

The CDBG Consortium cities have conducted community planning activities and public hearings to determine needs for public facilities. Planning documents for Wood Village, Fairview, and Troutdale have documented the need for public facilities.

### **Describe the jurisdiction's need for Public Improvements:**

Fairview has prioritized public infrastructure services in its Old Town area. The majority of the Fairview's low- and moderate-income residents live in this area. Old Town includes a Home Forward 45-unit apartment building, which offers affordable housing to residents whose income is below 30-50% of the Area Median Income. There are also a large number of families with children living in the Old Town, area and most children attend Fairview Elementary School, located in the neighborhood. Fairview Elementary School has over 87% of its students eligible for free or reduced lunch, and 60% of students are from communities of color. The city is focusing its efforts on preserving its affordable housing stock in the neighborhood and increasing community amenities so that it continues to be a livable, vital part of the entire city. There is a long-range plan in place that has been successful in constructing new sidewalks and ensuring safe routes to school for local children. This sidewalk safety program is

ongoing. New streetlights and an improved stormwater management system have also contributed to the health and safety of neighborhood residents.

### **How were these needs determined?**

The cities that comprise Multnomah County’s urban county jurisdiction have conducted community planning activities and public hearings to determine needs for public improvements. Planning documents for Wood Village, Fairview, and Troutdale have documented the need for public improvements.

### **Describe the jurisdiction’s need for Public Services:**

Residents of Multnomah County’s CDBG Consortium cities lack access to comprehensive social services. Development of the non-profit infrastructure has historically lagged behind that of Portland, based on East Multnomah County’s history of middle class/working class economic opportunities. Social services needs were lower for households that worked in the traditional blue collar manufacturing opportunities that were available to workers in East County. However, all this changed in the 1970s and 1980s when the natural resource economy crashed and manufacturing plants closed. Snow-Cap, El Programa Hispano Catolico, and Human Solutions, Inc., are a few of the non-profit organizations that began social service delivery during the past twenty-five years to serve low-income individuals and families in East County. The 2019 Poverty in Multnomah County Report describes the geography of poverty that has contributed to this lack of access to public services: “The displacement of low-income residents and communities of color away from close-in Portland neighborhoods has had a negative impact on their access to opportunity. The areas of the county with the highest poverty rates tend to have lower levels of infrastructure and amenities necessary for achieving health and well-being. Displacement can also lead to decreased community cohesion and fractured support systems — critical factors that affect a community’s collective capacity to prevent and address poverty.” As advocacy for more public services in East Multnomah County has grown, this has also increased funding for and access to culturally-specific services in this area.

Transit systems that enable low-income households to access services are also lacking in East County. The 2019 Multnomah County Poverty Report illustrates transportation barriers facing low-income residents in the East County. The report concludes that “There are a few nodes in East Portland and Gresham with good access, but large swaths of Gresham have poor access, as do most of the other cities and unincorporated areas of East County.” Multnomah County’s Continuum of Care (CoC) system funds Mobile Housing Teams to conduct outreach services to individuals and households that link those at-risk of homelessness or who are homeless with housing and public services, including rent assistance, shelter referrals, social services, substance abuse treatment, and mental health services.

### **How were these needs determined?**

Multnomah County conducted its Community Need Hearings in 2020 in collaboration with the city of Portland and city of Gresham. Multnomah County and Gresham co-hosted an East County Community Need Hearing on November 17, 2021. This was done virtually due to public health measures associated with COVID-19. The highest priority needs raised during this meeting included:

- Sidewalks and safe crosswalks
- Culturally-specific mental health services
- Tenant rights education
- Credit repair and assistance
- Job skills development paired with rent assistance
- Addressing the digital divide
- Micro-enterprise technical assistance
- Subsidized childcare
- Affordable housing

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Growing poverty in east Multnomah County has highlighted the need for more affordable housing for residents. Social services providers working with homeless families struggle to find affordable housing units for their clients. This lack of affordable housing units was described in the 2019 Poverty in Multnomah County report: “For every 100 extremely low-income households in Multnomah County, there are only 23 affordable units available.” As Portland gentrified during the past decade, displacing lower-income residents, more households moved to East County to find more affordable housing.

Living with a high housing cost burden makes low-income households more vulnerable to a restricted quality of life and the risk of homelessness. Households who are cost burdened with their housing often have to make choices between paying rent or purchasing food. These families may also lack money for utilities, transportation costs, medical care, or other necessities.

Housing cost burden in Multnomah County’s cities varies significantly between the jurisdictions (2015-19 ACS):

#### % Renters Cost Burdened

50%	Troutdale
43%	Maywood Park
38%	Fairview
35%	Wood Village
49%	Multnomah County



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Economic development in the Multnomah County urban county jurisdiction must be understood within the broader geographic context of the Portland metro area and Multnomah County. According to the 2018 Economic Check-Up report by the Value of Jobs Coalition conducted by ECONorthwest and led by the Portland Business Alliance, “The majority of residents who live in East Multnomah County, don’t work there. And the majority who work in East Multnomah County, don’t live there. East Multnomah County only employs an estimated 31 percent of county residents. More workers commute into East Multnomah County (67 percent) than the rest of the county (44 percent).” Although the data provided in the MA-45 section of the Consolidated Plan is specific to the cities and unincorporated areas which comprise the urban county jurisdiction, analysis of factors impacting economic development for the jurisdiction includes information relevant to the entire county.

### Employment Trends

As of 2020Q3, total employment for Multnomah County, Oregon was 519,264 (based on a four-quarter moving average). Over the year ending 2020Q3, employment declined 7.6% in the region.

### Unemployment Rate

The unemployment rate for Multnomah County, Oregon was 7.0% as of February 2021. The regional unemployment rate was higher than the national rate of 6.6%. One year earlier, in February 2020, the unemployment rate in Multnomah County, Oregon was 3.2%.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	315	633	2	6	4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Arts, Entertainment, Accommodations	2,045	1,453	12	13	1
Construction	1,155	1,000	7	9	2
Education and Health Care Services	3,135	1,016	18	9	-9
Finance, Insurance, and Real Estate	1,030	269	6	2	-4
Information	355	56	2	0	-2
Manufacturing	2,200	1,044	13	9	-4
Other Services	830	468	5	4	-1
Professional, Scientific, Management Services	1,645	680	10	6	-4
Public Administration	0	0	0	0	0
Retail Trade	2,295	2,344	14	21	7
Transportation and Warehousing	895	1,821	5	16	11
Wholesale Trade	1,059	597	6	5	-1
Total	16,959	11,381	--	--	--

**Table 5 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	23,855
Civilian Employed Population 16 years and over	21,630
Unemployment Rate	9.48
Unemployment Rate for Ages 16-24	27.34
Unemployment Rate for Ages 25-65	6.28

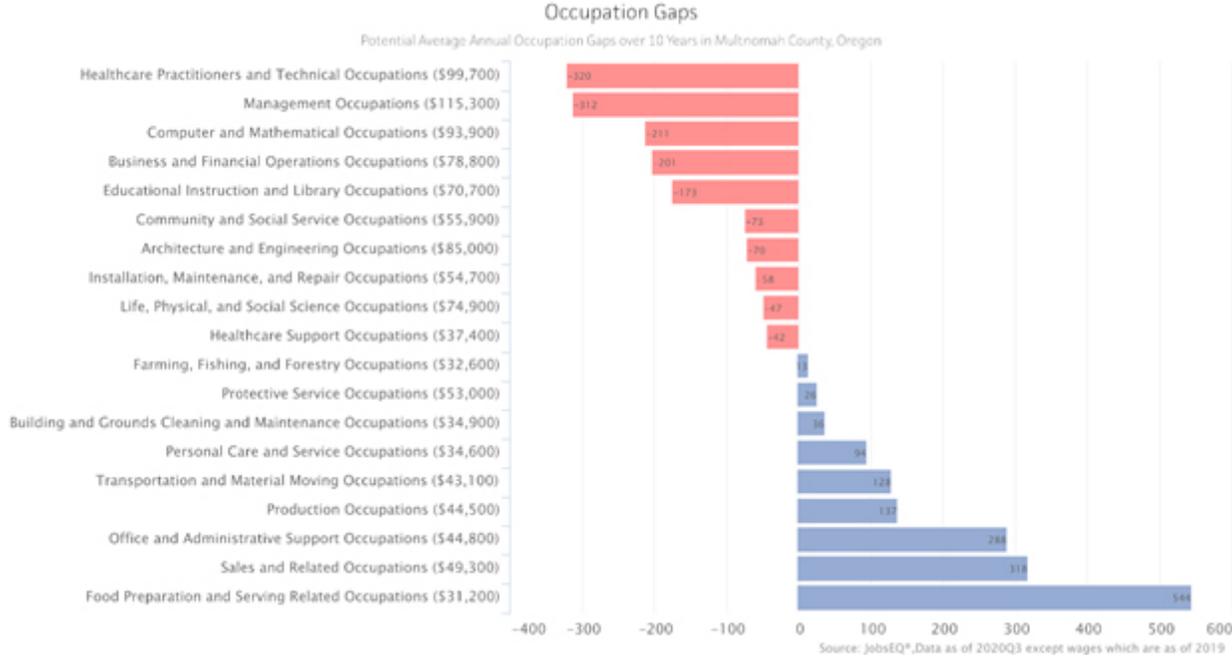
**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,660
Farming, fisheries and forestry occupations	1,145
Service	2,109
Sales and office	5,771
Construction, extraction, maintenance and repair	1,740
Production, transportation and material moving	1,269

**Table 7 – Occupations by Sector**

**Data Source:** 2011-2015 ACS



## Occupation Gaps Multnomah County

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,973	60%
30-59 Minutes	6,575	33%
60 or More Minutes	1,339	7%
<b>Total</b>	<b>19,887</b>	<b>100%</b>

Table 8 - Travel Time

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,633	305	583
High school graduate (includes equivalency)	3,330	339	1,340
Some college or Associate's degree	7,250	670	2,349
Bachelor's degree or higher	6,145	329	1,770

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	100	323	135	200	171
9th to 12th grade, no diploma	391	320	673	882	358
High school graduate, GED, or alternative	1,332	1,093	1,103	2,795	1,584
Some college, no degree	1,087	2,224	1,424	4,094	1,731
Associate's degree	246	776	565	1,190	276
Bachelor's degree	273	1,228	1,490	2,935	1,083
Graduate or professional degree	20	409	580	1,590	808

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	142,462
High school graduate (includes equivalency)	280,051
Some college or Associate's degree	357,216
Bachelor's degree	470,298
Graduate or professional degree	665,654

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The Business Activity table shows that the major employment sectors within this jurisdiction based on jobs available are: Retail Trade (20%), Transportation and Warehousing (16%), Arts, Entertainment, Accommodations (12%).

**Describe the workforce and infrastructure needs of the business community:**

The ongoing COVID-19 public health crisis and subsequent economic crisis are the largest challenges impacting the region, with economic recovery not expected to kick-off until late 2023. The quarantine and lock-down environments, as well as increased demand for workforce development and business supports have taxed regional infrastructure and services.

The leisure and hospitality sector sits at the center of the pandemic recession, and its workers have borne a disproportionate share of job and income losses. Women, people of color, the young, and non-college degree holders are overrepresented in the sector. Restaurants, bars, theaters, and hotels will see activity pick up in the second half of the year in 2021, but a number of the sector’s businesses have permanently

closed so a recovery and rehiring will take time. A focus should be placed on providing training needs of displaced leisure and hospitality workers.

Pathways into infrastructure-related occupations, and especially green energy infrastructure, should receive special attention. The Biden Administration is advancing a \$3 billion package to invest in green energy infrastructure, repair aging roads and bridges, upgrade civic buildings, and more. If passed, the package would trigger sizable investments in sustainable infrastructure over the next decade. Related occupations are spread across the skills map. Identifying skill-adjacent occupations in traded sector industries would put workers on a better wage trajectory. The region can prepare for these new opportunities by facilitating worker-educator-employer connections and supporting diverse talent pipelines into quality green energy and infrastructure jobs.

Note: this content above is provided by an ECONorthwest Report Rebuilding Portland The Role for Economic Development from March 2021.

### **Industry Snapshot**

Over the next 5 years, employment in Multnomah County is projected to expand by 24,488 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.9% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+7,414 jobs), Educational Services (+3,497), and Professional, Scientific, and Technical Services (+2,434)

### **Occupation Snapshot**

Over the next 5 years, the fastest growing occupation group in Multnomah County, Oregon is expected to be Healthcare Support Occupations with a +2.5% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+2,753 jobs) and Transportation and Material Moving Occupations (+2,258). Over the same period, the

highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Office and Administrative Support Occupations (41,588 jobs) and Food Preparation and Serving Related Occupations (34,468).

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Multiple COVID relief and recovery initiatives and funds have been launched at the city, county, state, and federal levels. Emergency funds and supportive programming are likely to be created and carried out through 2024, with a range of potential activities such as household stabilization, new workforce initiatives, and small business supports.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Greater educational attainment correlates directly to higher wage employment. Countywide, 8% of adult residents do not have a high school diploma. This rate is much higher in Fairview (15%) and Wood Village (32%). In addition, Fairview (26%), Troutdale (27%), and Wood Village (31%) have much higher percentage of adult residents with only a high school diploma compared to the overall County rate of 16%.

One current short-term challenge is that increased unemployment benefits, personal safety concerns and access to childcare are keeping people temporarily out of the workforce. The construction industry is also currently facing a labor shortage.

Expected growth rates for occupations vary by the education and training required. While all employment in Multnomah County, Oregon is projected to grow 0.9% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.6% per year, those requiring a bachelor's degree are forecast to grow 1.2% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.1% per year.

Over 60% of jobs in the Healthcare Support Occupations and over 70% of jobs in the Transportation and Material Moving Occupations require less than an Associate's Degree. With the forecasted growth in these occupation groups, data indicates that the more jobs will be available that require less than an Associate's Degree.

An opportunity exists to create pathways into middle wage jobs in traded sector and infrastructure industries for those who lost employment in the hospitality sector.

The graphic below shows the potential average annual occupation gaps over 10 years. Many variables go into this analysis, but at its core it is based on a forecast comparing occupation demand growth to the local population growth and the projected educational attainment of those residents. When an area, for example, has an occupation expected to grow quickly but the educational requirement for the occupation does not match well with the educational attainment of its residents, there is a high potential for an occupation shortfall in the region. Alternatively, slow-growing or contracting occupations often represent potential supply surpluses. An opportunity exists to identify people working in occupations with projected supply surplus, and provide training toward occupations with anticipated shortfalls.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Portland Metro region, led by Worksystems, has been very successful at investing in training resources to prepare people for in-demand occupations identified by companies in advanced manufacturing, construction, health care and high-tech target industries. Worksystems maintains an active list of in-demand trainings that lead directly to employment, and coordinates with local community colleges and other training providers to make these available to priority customers.

Because it can be difficult for individuals with barriers (e.g. limited English proficiency, criminal background, homeless/housing unstable) to pursue and sustain participation in occupational training, Worksystems partners with over 20 area community-based organizations to provide focused career coaching through the Aligned Partner Network (APN). In this model, APN agencies coach participants through services available in the public workforce system (WorkSource Portland Metro), including set-aside training resources and grant-funded services. Over 60,000 people visit WorkSource Portland Metro each year to access an array of employment and training services. APN also includes the Economic Opportunity Program, Community Workforce Navigator Program and NextGen Program in the City of Portland, co-funded by Worksystems and Prosper Portland.

The Economic Opportunity Program and Community Workforce Navigator Program provide community-based and individually tailored employment services. Program participants are supported by a Career Coach from start to finish, including outreach and enrollment, career plan development, occupational training and other skill development, job search assistance and placement, job retention and advancement, and

addressing barriers to success such as housing and childcare needs. NextGen is a youth-focused program aimed at helping low-income youth ages 16-24 access career planning, job readiness, internships, occupational training, and employment.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The development of the CEDS is led by the Greater Portland Economic Development District (GPEDD).

The GPEDD is currently in the process of developing the next 5-year CEDS. In 2020, GPEDD developed the short-term, adaptable Greater Portland Regional Economic Recovery Plan which identified the following three target impact areas:

1. Help small businesses recover and grow
2. Advance economic mobility for individuals
3. Support families and children

Within these target impact areas, activities that may overlap with the Consolidated Plan include:

- Business resources and technical assistance focusing on the hardest hit industries, stabilization and re-opening small businesses
- Workforce development resources for low-income residents that need additional training or education with targeted interventions for residents who identify as People of Color
- Support childcare providers with facility renovations, which in turn would provide more certainty for businesses to invest in operations and recovery
- Reduce childcare costs for parents



## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

No.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The Consortium has defined areas of racial and ethnic concentration as those that are twice the average in Multnomah County. Wood Village is the only city in our CDBG Consortium with an identifiable concentration of ethnic minorities with 53% of residents who are Hispanic or Latino, although Fairview (18%), Maywood Park (13%), and Troutdale (15%) all have higher percentages of residents who are Hispanic or Latino than Multnomah County overall (12%) Wood Village also has the highest percentage of low and moderate income households at 69%.

**What are the characteristics of the market in these areas/neighborhoods?**

Wood Village has a high proportion of resident who live in Mobile Homes at appx. 34% of the city's housing stock. There are no Home Forward subsidized housing units in Wood Village, which means residents lack access to permanent, affordable housing.

**Are there any community assets in these areas/neighborhoods?**

Yes, Wood Village has made a concerted effort to develop new parks and improve existing parks throughout the city.

**Are there other strategic opportunities in any of these areas?**

There are a number of new street and sidewalk improvements that serve Wood Village's low-income neighborhoods.

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Since the internet revolution, access to broadband services including reliable services and necessary equipments like laptop, tablet or cell phone is no longer a luxury but is a necessity. The ongoing COVID Pandemic has only exacerbated the need for this service and not surprisingly, low- and moderate-income neighborhoods experience this disparity more than affluent households in the jurisdiction. The following table provides an estimate of number of households that lack access to internet services including broadband needs at the County (Multnomah) level:

Variable(s)	Multnomah County, Oregon	
<b>Internet Subscriptions In Household</b>		
Total:	326,229	
With an Internet Subscription	287,536	88.1%
Dial-Up Alone	921	0.3%
Broadband Such as Cable, Fiber Optic, Or Dsl	249,419	76.5%
Satellite Internet Service	11,145	3.4%
Other Service	2,371	0.7%
Internet Access Without A Subscription	8,695	2.7%
<b>No Internet Access</b>	<b>29,998</b>	<b>9.2%</b>

Source: ACS 2015-2019 (5 yr. Estimates)

Based on the above estimates, it is clear that just over 9% of the households (~30,000) do not have access to internet services. While ready data is not available by income, race and ethnicity for broadband access, available data at the national level indicate that one-in six people in poverty had no internet access in 2019. Further, American Indians and Alaska Natives are less likely to have access to the internet.

In sum, there is a persisting need to expand internet services including broadband services across the jurisdictional area.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The critical need for access to internet services and the need to bridge the digital gap is not lost on the jurisdiction partners. Area leaders and advocates have been pushing not just to expand broadband services to all areas but also to study the feasibility of a publicly owned and operated internet service provider.

Unlike several rural and non-metropolitan areas, the County is served by large providers like Xfinity, Century Link, AT &T, Viasat, HughesNet etc. With so many providers, affordability of services is more of a concern than competition.

In deference to the concern around affordability, Multnomah County allocated \$150,000 in 2018 to study a municipal broadband study. This effort is considered as the “preliminary first step” to help determine what needs to be built for municipal broadband, how much the project would cost and how much internet service might cost from a Multnomah County publicly-owned provider. This work is still underway and the aim is to be able to make a public network available for everyone, regardless of income that would bridge issues like “homework gap” for school children and other inequities brought on by the digital divide.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Climate change is a phenomenon that is threatening the entire World. Portland Consortium is no exception to this threat. Increasing drought conditions all through the County, devastation number of wildfires and other dramatic weather events that the area has witnessed bears testimony to the ongoing and accelerating climate threat. In fact, Sep 2020 was a year of wildfire the likes area residents have never experienced before. In addition, the area is in an earthquake zone and it is expected that the next big one could bear down upon as anytime. The following extract from the recently released progress report on climate action describes the current risks well:

*Our community finds itself at a crucial juncture of needing to rapidly decarbonize, while also preparing for the worst impacts of the unfolding climate crisis, and do so in a way that challenges existing systems and social paradigms, including institutional racism, that have created significant disparities in our society along race and class lines. (Final Progress Report -2015 climate action plan, 2020)*

Multnomah County and City of Portland have been committed to addressing the climate change issues even as far back as 1993. The area has made steadfast commitment to reducing carbon emissions at the local level and have adopted a Climate Action Plan that includes efforts to implement innovative carbon reduction strategies and other climate crisis adaptation plans.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

As mentioned in the previous section, the City-County collaboration that covers the jurisdictional area in its entirety has been robust and consequential. Even as far back as 2015, the Climate Action Plan was prepared on the premise that the risks posed by Climate Change impact the poor and Communities of Color far more disproportionately than the community at large. Hence the 2015 plan forged a new path by ensuring equity played an integral role in all phases of its development, including an intentional community engagement process. The purpose of this process was to ensure under-represented and under-served communities directly benefit through the implementation of the 2015 Climate Action Plan. The full report is available at: <https://multco.us/file/89943/download>

The report documents that low-income and People of Color do experience the “first and worst” consequences of climate change. These include Native communities, whose resources have been exploited, and laborers whose daily work or living environments are polluted or toxic. Similarly, the Black community members in the county disproportionately experience the highest burdens of chronic disease, including hypertension, heart disease, Type 2 diabetes, and obesity. These diseases are often directly linked to environmental injustices such as the disproportionate exposure of air toxics to people

of color in the county, and community members experiencing health inequities including overburden of chronic disease are more susceptible to climate impacts such as extreme heat.

As the dire warnings from Climate science grow all the more severe, the jurisdiction is committed to climate planning that centers on climate justice that ensures that community members most vulnerable to the impacts of climate change, including flooding, heat and wildfire smoke are protected.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The following sections outline the priority needs and associated goals for the Portland Consortium and for the Multnomah County urban county jurisdiction. Priorities were established after review of information and outreach within the community to residents and to providers of services.

The priority needs are:

- Affordable housing choice
- Basic services and homeless prevention/intervention
- Community and economic development

The priority goals are:

- Increase and preserve affordable housing choice of rental and homeownership units for low and moderate income households in ways that promote racial equity.
- Reduce and prevent homelessness, including mitigating the overrepresentation of Black, indigenous, and people of color experiencing housing instability.
- Improve livability and promote economic development in low and moderate income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 12 - Geographic Priority Areas

#### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Multnomah County's urban county jurisdiction includes the cities of Maywood Park, Fairview, Troutdale, and Wood Village as well as unincorporated areas outside of the cities of Portland and Gresham. Each of the CDBG Consortium cities has comprehensive planning documents and priorities that reflect its community needs. The need for affordable housing in east Multnomah County continues to increase and be a priority. Gentrification, displacement, and rising housing costs in Portland have had an enormous impact on population growth in the other jurisdictions and unincorporated areas of the Multnomah County Consortium. There are also region-wide economic and employment changes that have also impacted east Multnomah County over the past decade, which have contributed to a decline in housing conditions in some areas and an increase of higher-priced housing in other areas. The Multnomah County CDBG Policy Advisory Board reviews and makes decision about projects related to addressing community needs.

#### Poverty Data

	# Age 18-64 for whom poverty status is determined	Living in Poverty	
		#	%
Fairview	6,402	347	5.4%
Maywood Park	660	66	10%
Troutdale	10,756	957	8.9%
Wood Village	2,380	339	14.2%
Multnomah County	537,289	73,265	13.6%

Source: ACS 2015-2019 (5 yr. Estimates)

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing Choice
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase and preserve affordable housing choice Reduce homelessness and increase stability

	<b>Description</b>	Need: Increase and preserve affordable housing choice. Affordable housing choice, includes safe housing, in good condition for all residents. Projects will support rental and homeowner housing rehabilitation projects.
	<b>Basis for Relative Priority</b>	Each of the three needs is related and of top priority to Consortium members. The priority status of the need for affordable housing choice is supported by Comprehensive Plans, regional housing plans, the 10-year plan to end homelessness and input from community members and other stakeholders.
<b>2</b>	<b>Priority Need Name</b>	Basic services & homeless prevention/intervention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Reduce homelessness and increase stability
	<b>Description</b>	Basic services and homelessness prevention/intervention: This need and related goal includes preventing and reducing homelessness and increasing intervention across a broad spectrum of programs, including: Supportive and emergency services, transitional housing, homelessness prevention through services, and education. Services are delivered using a model of cultural and population appropriate programming, service delivery, and activities to increase self-sufficiency, e.g., job training, employment readiness, and education opportunities.
	<b>Basis for Relative Priority</b>	Each of the three needs is related and of top priority to Consortium members. The priority status of the need for basic services and homeless prevention/intervention is supported by human services plans (domestic violence, seniors, mental health, substance abuse, youth, gang violence) and by the 10-year plan to end homelessness and input from community members and other stakeholders.
<b>3</b>	<b>Priority Need Name</b>	Community and economic development
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Public Housing Residents  Rural  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>Infrastructure, employment, and anti-poverty</p>
<p><b>Description</b></p>	<p>Community development goals are tied to the planning documents generated by the Multnomah County's consortium cities - Wood Village, Troutdale, Maywood Park, and Fairview. Community plans and neighborhood needs guide selection of the Public Infrastructure projects selected by the Policy Advisory Board. The Multnomah County CDBG does not fund Economic Development proposals, but instead partners with other jurisdictions to support economic development initiatives for low and moderate income households.</p>

<p><b>Basis for Relative Priority</b></p>	<p>Each of the three needs is related and of top priority to Consortium members. The priority status of the need for community and economic development is supported by Capital Improvements Plans, regional economic development plans, and regional transportation plans, as well as input from community members and other stakeholders.</p>
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**Narrative (Optional)**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Funding in the first year is based on FY 2021-22 allocation, and this amount is used as the basis for estimating the expected amount available for the remainder of the Consolidated Plan.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	294,273	0	22,592	316,865	1,177,092	

**Table 14 - Anticipated Resources**

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

Multnomah County, as part of the HOME Consortium with the City of Portland and Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Rehabilitation and public services are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In many cases, projects are funded in order to expand the

geographic reach into Multnomah County's Urban County areas, and this is done through leveraging existing countywide investments and infrastructure. In the 2020-2021 fiscal year, Multnomah County leveraged over eight times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The City of Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

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

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

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

**Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MULTNOMAH COUNTY	Government	Economic Development Homelessness Planning neighborhood improvements public facilities public services	Region

**Table 15 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Consortium partners work closely with nonprofit housing developers to coordinate activities and leverage funds. Members also participate in the Continuum of Care and jointly prioritize goals and strategies as outlined in A Home for Everyone: A United Community Plan to End Homelessness. These and other partnerships intend to align services with needs. However, agencies are stretched. Many basic and support services are lacking. Childcare, for example, is extremely limited. Efforts to increase self-sufficiency of clients seeking change are limited by the many barriers in place – lack of transportation, lack of childcare, and lack of family wage jobs.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Multnomah County’s CDBG Consortium works to provide services to the residents of East County. The county has also developed and manages the SUN Services System which provides comprehensive housing, social services, and educational supports to low-income families throughout the county. The SUN System contracts with non-profit agencies to provide housing and social services supports for children, youth, and families to ensure educational success. In 2016, SUN System resources were shifted to be more intentional about furthering racial equity, increasing funding of culturally specific services from 33% to 60%. Two of Multnomah County’s CDBG provider agencies are also SUN providers – Human Solutions and El Programa Hispano Catolico. The SUN Service System is funded through a combination of the county general fund, Community Services Block Grant (CSBG), private foundation funds, and other state/federal grants.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Special needs populations and persons experiencing homelessness are able to access all the services listed above. The Continuum of Care system conducts focused outreach to bring services to under-served communities.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Multnomah County is an active member of the Continuum of Care (A Home for Everyone) and contributes both staff and funding resources to the CoC. The county also supports the participation of community members and providers in CoC planning initiatives. In addition, the SUN Service System provides services to low-income families in nearly all the county's school districts. The SUN System model is based on building collaborations between school districts and non-profit providers to ensure educational success for low-income children and youth. Multnomah County and the city of Gresham have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial, and David Douglas.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$736,623	Rental units rehabilitated: 15 Household Housing Unit  Homeowner Housing Rehabilitated: 150 Household Housing Unit
2	Reduce homelessness and increase stability	2021	2025	Homeless Non-Homeless Special Needs		Affordable Housing Choice Basic services & homeless prevention/intervention	CDBG: \$324,987	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
3	Infrastructure, employment, and anti-poverty	2021	2025	Non-Housing Community Development		Community and economic development	CDBG: \$432,347	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Table 17 – Goals Summary

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Increase and preserve affordable housing choice
	<b>Goal Description</b>	Due to space constraints, we had to shorten the goal name, but the full goal is: Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity.  Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.
<b>2</b>	<b>Goal Name</b>	Reduce homelessness and increase stability
	<b>Goal Description</b>	Due to space constraints, we had to shorten the goal name, but the full goal is: Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability.  This goal includes preventing and reducing homelessness and increasing stability interventions across a broad spectrum, such as: Supportive and emergency services, transitional housing, shelters, homelessness prevention through service integration, education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g. job training, employment readiness, and educational opportunities.
<b>3</b>	<b>Goal Name</b>	Infrastructure, employment, and anti-poverty
	<b>Goal Description</b>	Due to space constraints, we had to shorten the goal name, but the full goal is: Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.  Projects accomplishing this goal may include employment readiness training, public services, and improvements for parks, sidewalks, and pedestrian safety.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The Consortium estimates that the HOME program will leverage 500-700 units of affordable rental housing, with 10% of these units or 50-70 units dedicated to extremely low-income households, and the majority of units available to low-income households.





## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Multnomah County CDBG program is in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Multnomah County provides in excess of \$5,000 in rehabilitation assistance.

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 City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1,000 low-income households (protecting over 1,200 children from lead poisoning) since 1998. Multnomah County is a party to the HUD Regional Lead Paint grant administered by the City of Portland.

### **How are the actions listed above integrated into housing policies and procedures?**

Multnomah County's Lead Poisoning Prevention Program conducts education about lead hazards and includes access to affordable lead testing.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The cities of Troutdale, Wood Village, Fairview, and Maywood Park have all experienced significant population growth over the past couple decades. Gentrification in Portland over this same period has displaced thousands of culturally-diverse low-income households to East County. This is reflected in the growing number of East County residents who are experiencing poverty.

According to 2015-19 ACS data, the poverty rate in Multnomah County is 14%. Wood Village is the only city that has a poverty rate above this at 14%. The percentage of children living in poverty in Wood Village is 23% compared to 17% in Multnomah County. However, there are pockets of poverty in Fairview and Troutdale as well. The 2019 Poverty in Multnomah County report shows some of the census tracts with the lowest median incomes in Multnomah County are located in Fairview, Wood Village, and west side of Troutdale. This also correlates with some of the highest percentages of people of color and Housing Choice Voucher holders in these areas.

Multnomah County partners with Worksystems, Inc. to provide employment supports for individuals and families. The SUN Service system also offers social services, case management, and employment supports to prevent homelessness and assist households that are homeless. Mt. Hood Community College (MHCC) is the primary educational institution and workforce training organization in East County. MHCC partners with the State of Oregon's Employment Department to offer education services for students to gain entry-level job skills, English language skills, and workforce training. Non-traditional students or those re-entering the workforce can find education and training opportunities at MHCC.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Multnomah County is an active member of the Continuum of Care (Home for Everyone) and contributes both staff and funding resources to the CoC. The county also supports the participation of community members and providers in CoC planning initiatives. In addition, the SUN Service System provides services to low-income families in nearly all the county's school districts. The SUN System model is based on building collaborations between school districts and non-profit providers to ensure educational success for low-income children and youth. Multnomah County and the city of Gresham have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial, and David Douglas.

## **SP-80 Monitoring - 91.230**

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

Monitoring of CDBG funded projects that include Public Facilities and Improvements, Public Services and Housing Rehab entails telephone, e-mail or on-site contact using checklists and other tools to ensure compliance of federal requirements. Contracts, which outline requirements, are signed and in place before any work begins. Technical assistance in regard to federal regulation is offered as projects begin.

Public Facilities project monitoring included completion of environmental review before work begins. Subcontractors are informed and made familiar with the grant regulations including Federal and State Labor Standards, payroll submission, and timeliness of project completion at preconstruction meetings. All payrolls are submitted and approved before payment is authorized. When possible, site visits are made as work is in process and upon completion of projects.

Public Services and Housing Rehab projects, subject to risk analysis review may be monitored on-site yearly. An on-site visit includes review of client files to determine appropriate documentation is obtained. Follow-up discussions take place about any issue or problems that may need resolved or clarified, particularly for new programs. Multnomah County and the city of Gresham work together, when possible, to schedule monitoring of shared projects. For projects without at-risk issues, site visits generally occur every second or third year.

Project file review determines that invoices and documentation are in place. Ongoing communication by phone or email, and on-site visits provides technical assistance or problem solving of identified issues. Quarterly reporting is mandatory for all ongoing projects to determine that projects are on schedule and in compliance.

## Expected Resources

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

#### Introduction

Funding in the first year is based on FY 2021-22 allocation, and this amount is used as the basis for estimating the expected amount available for the remainder of the Consolidated Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	294,273	0	22,592	316,865	1,177,092	

Table 18 - Expected Resources – Priority Table

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

Multnomah County, as part of the HOME Consortium with the City of Portland and Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Rehabilitation and public services are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In many cases, projects are funded in order to expand the geographic reach into Multnomah County's Urban County areas, and this is done through leveraging existing countywide investments and infrastructure. In the 2020-2021 fiscal year, Multnomah County leveraged over eight times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The City of Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

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

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

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

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$146,588	Rental units rehabilitated: 3 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Reduce homelessness and increase stability	2016	2020	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$64,261	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
3	Infrastructure, employment, and anti-poverty	2016	2020	Non-Housing Community Development		Community and economic development	CDBG: \$93,734	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 19 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase and preserve affordable housing choice
	<b>Goal Description</b>	<p>Due to space constraints, we had to shorten the goal name, but the full goal is: Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity.</p> <p>Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.</p>
2	<b>Goal Name</b>	Reduce homelessness and increase stability
	<b>Goal Description</b>	<p>Due to space constraints, we had to shorten the goal name, but the full goal is: Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability.</p> <p>This goal includes preventing and reducing homelessness and increasing stability interventions across a broad spectrum, such as: Supportive and emergency services, transitional housing, shelters, homelessness prevention through service integration, education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g. job training, employment readiness, and educational opportunities.</p>
3	<b>Goal Name</b>	Infrastructure, employment, and anti-poverty
	<b>Goal Description</b>	<p>Due to space constraints, we had to shorten the goal name, but the full goal is: Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.</p> <p>Projects accomplishing this goal may include employment readiness training, public services, and improvements for parks, sidewalks, and pedestrian safety.</p>



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

### Introduction

The 2021 Annual Action Plan outlines projects meeting needs identified in the 2021-25 Consortium Consolidated Plan as well as priorities of Multnomah County's CDBG Consortium Cities – Wood Village, Fairview, Maywood Park, and Troutdale. Each Consortium city jurisdiction has planning documents and priorities that outline business, transportation, housing, health, public safety, and parks/recreation needs.

#	Project Name
1	Adapt-A-Home (Unlimited Choices, Inc.)
2	Mend-A-Home (Unlimited Choices, Inc.)
3	Tenant Education (Community Alliance of Tenants)
4	Weatherization and Energy Education Workshops (Community Energy Project)
5	Economic Stabilization and Job Readiness (El Programa Hispano Catolico)
6	Housing Stabilization Services (Human Solutions, Inc.)
7	3rd Street Fairview Sidewalk Improvement Project
8	Portland Housing Bureau, City of Portland Consortium Administration
9	Multnomah County CDBG Program Administration

Table 20 – Project Information

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

In this first year of the five year Consolidated Plan, CDBG project recommendations and funding allocations were made by program staff after a review of subrecipient performance. A part of this review process was consideration of the ability of project applicant organizations to successfully achieve objectives and administrative demands. These recommendations will be brought to the Multnomah County CDBG Policy Advisory Board (PAB) on May 5, 2021 for review and approval. The PAB is comprised of representatives of the Consortium cities – Fairview, Wood Village, Troutdale and Maywood Park. Allocations were made in the following prioritized categories: Public Services, Housing Development/Rehabilitation, and Public Facilities and Improvements. The County Consortium gives priority to projects that promote investment in low-income neighborhoods, leverage additional resources for revenue, preserve affordable housing, and provide social services to low- or moderate-income households. The main obstacle to providing services to all income-eligible individuals and families is the lack of funding and resources to serve all those who are potentially eligible.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Adapt-A-Home (Unlimited Choices, Inc.)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$57,855
	<b>Description</b>	Adapt renter or owner occupied homes (up to \$3,500 per unit) to make homes permanently accessible to persons with disabilities (below 50% MFI) to keep people with disabilities independent and out of institutions.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low or moderate income households
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	<b>Planned Activities</b>	Renter and homeowner housing units receive accessibility improvements. Program will serve households at 50% MFI.
2	<b>Project Name</b>	Mend-A-Home (Unlimited Choices, Inc.)
	<b>Target Area</b>	

	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Emergency home repairs for homeowners (up to \$3,500 per unit) to improve housing conditions and habitability.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 low and moderate income households.
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	<b>Planned Activities</b>	Emergency home repairs for low-income homeowners to improve housing conditions and habitability. Program will serve households earning up to 80% MFI.
<b>3</b>	<b>Project Name</b>	Tenant Education (Community Alliance of Tenants)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$7,190
	<b>Description</b>	Provide support and information to renters who are experiencing a landlord/tenant dispute, have questions regarding renters' rights, or need Fair Housing information/referral services.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low and moderate income individuals will be supported through the Renters Rights Hotline.
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	<b>Planned Activities</b>	Consumers receive information on tenant rights, participate in workshops, learn to conduct self-advocacy, and receive referrals to Fair Housing Council of Oregon.
<b>4</b>	<b>Project Name</b>	Weatherization and Energy Education Workshops (Community Energy Project)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$4,250
	<b>Description</b>	Training sessions to teach people how to weatherize their homes and provide supplies for low-income households.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low and moderate income households (approximately 45 individuals).
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	<b>Planned Activities</b>	Weatherization education workshops will be offered to consumers. Low-income consumers will receive free materials to weatherize their homes.

5	<b>Project Name</b>	Economic Stabilization and Job Readiness (El Programa Hispano Catolico)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$16,348
	<b>Description</b>	Supports low-income Latinx and immigrant adults and youth in East Multnomah County, Troutdale, Wood Village, and Fairview, and unincorporated areas of Multnomah County. The program will specifically focuses on Latinx job-seekers who are un- or under-employed. Uses a Community Health Worker (CHW) model to increase literacy rates, income, job stability and GED completion. The CHW operates throughout East Multnomah County as a mobile worker, providing on-site engagement and support at partner sites and community and cultural events.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16 low and moderate income households (approximately 48 individuals).
	<b>Location Description</b>	LMI households within the Multnomah County CDBG Entitlement Area (Fairview, Wood Village, Troutdale, Maywood Park and other unincorporated areas of East Multnomah County).
<b>Planned Activities</b>	Supports low-income Latinx and immigrant adults and youth in East Multnomah County, Troutdale, Wood Village, and Fairview, and unincorporated areas of Multnomah County. The program will specifically focuses on Latinx job-seekers who are un- or under-employed. Uses a Community Health Worker model to increase literacy rates, income, job stability and GED completion. The CHW operates throughout East Multnomah County as a mobile worker, providing on-site engagement and support at partner sites and community and cultural events.	
<b>Project Name</b>	Housing Stabilization Services (Human Solutions, Inc.)	

6	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$22,740
	<b>Description</b>	Housing stabilization services to remove barriers to permanent housing and prevent homelessness.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9 low and moderate income households (approximately 27 individuals).
	<b>Location Description</b>	Multnomah County CDBG Entitlement Area: Wood Village, Maywood Park, Fairview, Troutdale, and unincorporated areas of the County.
	<b>Planned Activities</b>	Housing stability and supportive services to low-income households with significant barriers to permanent housing. Provides services to improve self-sufficiency and permanent housing stability.
7	<b>Project Name</b>	3rd Street Fairview Sidewalk Improvement Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, employment, and anti-poverty
	<b>Needs Addressed</b>	Community and economic development
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Sidewalk infill from Main to Harrison on 3rd Street to improve safety and livability
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 310 low and moderate income individuals will benefit from this project.
	<b>Location Description</b>	Multnomah County CDBG Entitlement Area: City of Fairview, 3rd Street from Main to Harrison Streets
	<b>Planned Activities</b>	Installation of 700 feet of sidewalk and curb ramps nearby Fairview Elementary School on NE 3rd Street between Main and Harrison. The pedestrian pathways in this area are inadequate and pose a safety concern.
<b>8</b>	<b>Project Name</b>	Portland Housing Bureau, City of Portland Consortium Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, employment, and anti-poverty
	<b>Needs Addressed</b>	Affordable Housing Choice Basic services & homeless prevention/intervention Community and economic development
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Intergovernmental agreement with the City of Portland to manage the administrative and planning tasks associated with the Portland Consortium's Consolidated Plan/Annual Action Plan.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	Multnomah County CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, employment, and anti-poverty
	<b>Needs Addressed</b>	Affordable Housing Choice Basic services & homeless prevention/intervention Community and economic development
	<b>Funding</b>	CDBG: \$36,200
	<b>Description</b>	County grant management to achieve CDBG goals, including general oversight and coordination, contracting, environmental reviews, data and reporting.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

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

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

Multnomah County CDBG entitlement areas are - Troutdale, Wood Village, Maywood Park, Fairview, and unincorporated areas of Multnomah County. We will identify low-moderate income census tracts and block groups where assistance will be directed. The majority of Multnomah County's CDBG resources are dedicated toward serving low-and moderate-income households and individuals and neighborhoods.

### **Geographic Distribution**

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

**Table 21 - Geographic Distribution**

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

### **Discussion**

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

### **Introduction**

The gentrification of Portland's neighborhoods and the increase of working poor households have had a major impact on housing affordability in the cities of Maywood Park, Fairview, Wood Village and Troutdale. The number of homeless individuals and households with children is also increasing in East County, but the current social services infrastructure struggles to meet the demand for housing and social services.

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

Multnomah County has budgeted millions of dollars of its FY 2016-17 General Fund resources to help resolve the issue of homelessness. The City of Portland and Multnomah County are also jointly funding the new Joint Office of Homelessness Services (JOHS) to oversee the Continuum of Care and other efforts to assist homeless individuals and families. Multnomah County contracts for public services and housing resources with a variety of non-profit providers and utilizes an array of local, state, federal, and foundation funds to bring services to low and moderate income households.

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

Multnomah County partners with the City of Portland to develop affordable housing and has executed an IGA with the City of Portland for management of its HOME funds.

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

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

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

The 2019 Poverty in Multnomah County report highlighted the impact of poverty on diverse populations, mapped low-income neighborhoods, and outlined approaches for transitioning people out of poverty. Multnomah County is also a Community Action Agency under the State of Oregon's guidelines and is eligible to administer a number of federal programs to address poverty, including CSBG, Weatherization, and Low-Income Heating & Energy Assistance Program. The Department of County Human Services provides direct service supports to older adults, individuals with developmental disability, and veterans. The Health Department also provides direct medical and dental services to low

income households.

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

Multnomah County has oriented its budget approval process to prioritize coordinated and evidence-based programs that demonstrate tangible results in alleviating the causes and conditions of poverty. Each department also has Research & Evaluation Specialists on staff to assure that public programs are effective and efficient in providing social and housing services. Record and data management systems reinforce this evidence-based approach to service provision.

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

Multnomah County's Schools Uniting Neighborhoods (SUN) has been a national model for bringing together public schools, social service agencies, and local governments to improve economic and social conditions for children, youth and families. SUN programs are in many schools throughout Multnomah County and provide easy access for low income families to seek services or educational supports for their children. SUN's Multnomah Stability Initiative (MSI) program funds contracted services with community-based organizations across the county. It brings social services and economic supports services to low income households, communities of color, and under-represented populations.

### **Discussion**

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%