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**C D B G**

(Community Development Block Grant)

# **Consolidated Annual Performance & Evaluation Report**

**CDBG GRANT NUMBER: B-19-UC-41-0003**

**Period: July 1, 2019 to June 30, 2020**

**Multnomah County**  
**2019-20 C A P E R**

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## Executive Summary

Multnomah County is pleased to submit the Consolidated Annual Performance and Evaluation Report (CAPER) for its CDBG allocation for the fourth year of the 2016-2020 Consolidated Plan of the Consortium. The Consortium is comprised of Multnomah County, the City of Gresham, and the City of Portland.

This report describes the progress made by Multnomah County from July 1, 2019 to June 30, 2020, towards the goals set out in the Consolidated Plan. The County 2019-2020 Community Development Block Grant (CDBG) allocation was \$307,987. Highlights of accomplishments in each of the project categories are described throughout this report and include how the projects benefitted low- and moderate-income residents of the geography served by the Multnomah County grant. The 2019-20 CAPER demonstrates how Multnomah County met the regulatory requirements of HUD's CDBG program by detailing project goal accomplishments, data outcome tables, and documentation of resources allocated.

The Multnomah County CDBG entitlement area consists of the small cities in East Multnomah County as follows: Fairview, Maywood Park, Troutdale, Wood Village as well as unincorporated areas within the county.

Funded project categories include Public Facilities and Improvements, Housing Rehabilitation, Public Services, Fair Housing, and Administration. All projects aim to further the goals outlined in the 2016-2020 Consolidated Plan and are directly tied to the priorities of Multnomah County's 2019-2020 Annual Action Plan.

Currently, only the cities of Fairview and Wood Village qualify by population areas to receive funding for public facilities improvement projects. However, residents within the entire jurisdictional area may receive the benefits of housing rehabilitation and public services based on having a low- and moderate-income.

Multnomah County continues its commitment to efficiently administer and utilize CDBG funds in the east Multnomah County area by soliciting and choosing projects that will best serve the low-moderate income residents. We value working with our community partners to meet the housing, social services, and public infrastructure needs of individuals and households that live in our CDBG entitlement area.

### **Summary of Resources, Distribution of Funds and Project Updates FY 2019-2020**

The East County cities that form the Multnomah County entitlement are committed to serving the lowest income residents with the greatest needs in their communities. The goals of the 2016-20 Consolidated Plan are used as guidance for projects being developed. The resource table below shows the County's 2019-2020 Entitlement Grant amount.

<b>2019-20120 Entitlement Grant</b>	<b>\$ 307,987</b>
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For the activities funded in 2019-20, grant dollars were allocated in the percentage guidelines shown in the table below.

Public Facilities & Improvements	23%
Public Services	13%
Housing Rehab	45%
Administration	19%

Funding priorities were made by the Multnomah County Policy Advisory Board, based on the information provided by the Community Need Hearing conducted in November 2018.

**CDBG funding expenditures for Program Year 2019 (2019-2020)**

<i><b>Project</b></i>	<i><b>Projected</b></i>	<i><b>Spent</b></i>	<i><b>Percent of Funds</b></i>
<i>Public Services</i>	<i>\$42,000</i>	<i>\$29,968</i>	<i>71%</i>
<i>Housing Rehab</i>	<i>\$133,500</i>	<i>\$124,196</i>	<i>93%</i>
<i>Public Facilities &amp; Improvements – City of Fairview</i>	<i>\$78,487</i>	<i>\$0</i>	<i>0%</i>
<i>Administration</i>	<i>\$54,000</i>	<i>\$45,418</i>	<i>84%</i>

As discussed in more detail in section CR-05 below, funds were not completely spent out in 2019-2020 due to state executive orders for business closures and safety protocols related to the COVID-19 pandemic which delayed, impeded or prohibited work from happening in the spring of 2020. The majority of funds unspent have been carried over into 2020-21 so that projects could be completed once it was possible for them to take place.

## CR-05 - Goals and Outcomes

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

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase and preserve affordable housing choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Rental units rehabilitated	Household Housing Unit	45	3	6.67%	5	1	20.00%
Increase and preserve affordable housing choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Homeowner Housing Rehabilitated	Household Housing Unit	120	128	106.67%	33	30	90.91%
Infrastructure, facilities, and economic oppor.	Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	350	1228	350.86%	852	0	0.00%
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1925	4130	214.55%	199	57 (*99)	28.64%

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

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

For the activities funded in 2019-20, grant dollars were allocated in the percentage guidelines shown below.

Public Facilities & Improvements - 23%

Public Services - 13%

Housing Rehab - 45%

Administration - 19%

Funding priorities were made by the Multnomah County Policy Advisory Board, based on the information provided by the Community Need Hearing each year. The hearing for the 2019-2020 CDBG Annual Action plan was conducted in November 2018.

## **Activity Accomplishment Details**

### **Goal 1: Increase & Preserve Affordable Housing Choice**

#### ***Housing Rehabilitation Sub-recipient Agency Activities & Accomplishments:***

Sub-recipient: Unlimited Choices provided its Adapt-A-Home and Mend-A-Home programs to 31 households. They were on track to meet service targets (38) when the pandemic hit presenting a host of challenges to performing repairs to residences. UC developed new protocols to keep recipients, contractors and staff safe and has resumed all types of repairs after a brief hiatus in indoor repairs.

1. Adapt-A-Home (\$63,750): Addresses the accessible housing needs for low-income people with physical, developmental and sensory disabilities and the frail elderly. AAH assists these individuals in making their home/apartment accessible by working with qualified building contractors. These accessible units will be available in the community for others with physical disabilities or mobility impairments. Rehabilitative work includes shower/tub access; installation of grab bars, raised toilets, ramps and walker steps, outside handrails, etc. 14 households served.
2. Mend-A-Home (\$69,750): Addresses housing rehabilitation needs by providing critical home repair to certain elements of housing units that are in urgent need. Critical home repair is often outside the budget of low-income households. Repairs include repairs to roofs, gutters, plumbing, electrical, structural, or anything deemed essential to the health and safety of the homeowners, such as broken doors and/or windows, etc. 17 households served.

### **Goal 2: Reduce Homelessness & Increase Stability**

#### ***Public Services Sub-recipient Agency Activities & Accomplishments:***

Sub-recipients: 3 agencies provided Public Services, serving 90 (Chart shows 57 due to 1 provider's metric was households vs individuals) of the expected 199 individuals; this was lower than anticipated due to the impact of COVID-19.

All sub-recipients pivoted quickly after the pandemic began to continue to serve the community and promote stability, but in-person services (such as workshops) were unable to take place and it took some time to redesign training and delivery mechanisms once it became evident that the effects of the virus would continue.

1. Community Energy Project (\$4,250): CEP Do-It Yourself Weatherization & Energy Education Workshops provided education and training in low-cost, small measure weatherization techniques and free materials to low-income residents in East Multnomah County. Eleven (11) households (comprised of 44 individuals) participated in workshops and received free materials to weatherize their homes. Energy education classes enable LMI homeowners and renters to take energy-saving measures in future years to both reduce utility expenses and make their homes more energy efficient.
2. Community Alliance of Tenants (\$7,350): For FY 2019-20, 40 tenants received services. In response to the pandemic, CAT organized a number of webinars and launched their Live Hotline hours. CAT staff continued to track and update content for presentations handouts with changing laws and collaborate with Legal Aid Services of Oregon, as well as beginning work with Mobile Commons for a new texting platform service.
3. Human Solutions, Inc. (\$22,900): HSI provided safe, stable, long-term housing and intensive

services to six extremely low-income homeless individuals facing significant barriers to housing stability and income self-sufficiency. HSI continued to receive referrals from and work with a wide array of partners. There was a slowing in rapid re-housing referrals with the pandemic. Advocates continued to contact participants regularly. COVID-19 related complications reduced the number assisted.

### **Goal 3: Infrastructure, Facilities and Economic Opportunities**

#### ***Public Services Sub-recipient Agency Activities & Accomplishments:***

1. City of Fairview NE 7th Street Sidewalk Infill (\$78,487): Installation of sidewalks in the City's Old Town Neighborhood, with a focus on those areas where pedestrian sidewalks are inadequate and a safety concern. Construction was delayed due to COVID-19 and took place in Sept - Oct 2020.GT3

## CR-10 - Racial and Ethnic Composition of Individuals & Families Assisted

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

	CDBG
White	47
Black or African American	10
Asian	1
American Indian or American Native	16
Native Hawaiian or Other Pacific Islander	1
American Indian/Alaskan Native& White	3
Other Multi-racial	10
<b>Total</b>	<b>88</b>
Hispanic	18
Not Hispanic	70

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

### Narrative

Multnomah County's sub-recipient agencies for Housing Rehabilitation and Public Services collect income and demographic information on all individuals (or households in the case of Community Energy Project) who receive services provided with CDBG funds. Since CEP measures and collects demographics on households, the 57 individuals count for Public Services does not reflect all individuals in households supported through CEP's weatherization project. The actual # of individuals served in Public Services was 90. Quarterly reports on income and demographic information are required for all sub-recipient agencies. These quarterly reports and data are reviewed by county staff upon submission and during the yearly program monitoring process.

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - federal	307,987	193,281

Table 3 - Resources Made Available

### Narrative

Multnomah County, whenever possible, pursued all available resources to deliver programs or projects that met the Goals outline in the 2016-20 Consolidated Plan. Most often, the County's CDBG contribution is a small but vital infusion of resources and it has become increasingly important to collaborate with the cities of Portland and Gresham on housing development projects. The City of Portland manages the county HOME funds.

As noted earlier in this report, the level of unexpended funds in 2019-20 is due to issues related to COVID-19. The largest unexpended allocation was \$78,487 for a Public Facilities project that was delayed due to COVID-19. That project and unspent funds for two Public Services projects were carried over/extended into 2020-21 and will serve those communities in the manner planned.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
The cities of Fairview, Wood Village, Maywood Park, Troutdale and unincorporated areas of Multnomah County.	100%	100%	See Narrative Description below.

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Multnomah County's CDBG program serves county residents of the cities of Troutdale, Wood Village, Maywood Park, and Fairview as well as those living in the unincorporated areas of the county. Housing Rehabilitation and Public Services to residents of entire the entitlement area were based on household income eligibility. The planned Public Facilities project in 2019 was located in the City of Fairview, which was identified as eligible through income surveys conducted with neighborhood residents in 2016. The project was delayed until Fall 2020 and will benefit 852 residents when completed.

## **Leveraging**

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

The Multnomah County project application requires that applicants list other resources as they develop project applications. Some of these resources are private grants or contributions from federal, state, and local funding; other sources are in-kind services. During the application scoring process, applicants are awarded “points” for providing leverage funds for their project.

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

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

**[Missing data coming from Portland Housing Bureau]**

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

**Table 5 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	38	31
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>38</b>	<b>31</b>

**Table 6 – Number of Households Supported**

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

**[Coming from Portland Housing Bureau]**

Note: With the exception of the Rehab of Existing Units, all numbers were provided by the City of Portland's CAPER. The City indicated that the majority of the goals set in the consolidated plan and spread over 5 Plan years are being met. However, where differences can be noticed, for instance, in production of new units, this is reflective of the nature of housing development that can take two to three years to complete. The jurisdiction is, in fact, seeing record production of affordable units through other means like Inclusionary Housing, a program that does not involve federal funds.

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

Differences in outcomes versus goals were due to the COVID-19 pandemic this year. Multnomah County is committed to continue to be responsive to local needs and community voice in our future action plans. This year our consortium is undertaking the Consolidated Planning process and intends to review current outcomes as well as solicit input from a wide array of stakeholders, including those experiencing housing instability, unsafe living conditions, unemployment and other issues related to their stability and prosperity. Multnomah County's Policy Advisory Board (PAB) specifically prioritizes CDBG projects that address the housing affordability crisis in East County (the geography of our entitlement grant).

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

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

**Table 7 – Number of Households Served**

## **Narrative Information**

**[Coming from Portland Housing Bureau]**

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

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

*A Home for Everyone*, our community's initiative to end homelessness, has a shared vision: No one should be homeless; everyone needs a safe, stable place to call home. Our plan identifies priority populations, best practices, and high level objectives. We have six key focus areas to prevent and end homelessness: Housing, Income & Benefits, Health, Survival & Emergency Services, Access to Services, and Systems Coordination.

The response to the COVID-19 pandemic has had a significant impact on all aspects of our community's programming in order to reduce the spread of the virus among the homeless population, program participants and program staff. This emergency response demanded a significant amount of resources to quickly design and implement new and modified programs and protocols, yet our commitment to our core mission to end homelessness never wavered. That said, the pandemic affected our core work, which will be visible in some of the following key performance measures.

In FY 2019-20, our key performance measures included:

- 5,126 people placed in permanent housing
- 85% of contacted households retained their housing at 12 months
- 97% of households had successful exits from Permanent Housing projects
- 7,310 individuals prevented from becoming homeless
- Average length of time (days) spent in homeless shelter for leavers: 51 days
- 5,360 individuals accessed homeless services, who had not accessed homeless services in the previous two years
- 23% of households who moved from homelessness into housing subsequently returned to homelessness

The jurisdiction, under the organization of its Continuum of Care (CoC), invested in several nonprofits that conducted street outreach to identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. Outreach staff also responded to some of the 129,168 people who sought help through **211info** over the phone, text, email, web search and mobile app (58,906 phone only). Approximately 35% of those who contacted 211info were seeking housing assistance, and of those responding to a question regarding homeless status, about 34% said that they were currently experiencing homelessness. Participants were entered into HMIS, assessed through coordinated entry and connected to appropriate housing and services.

Outreach staff were instrumental in the jurisdiction's response to the COVID pandemic, helping our community's unsheltered residents shelter in place as safely as possible. Outreach partners coordinated distribution of Personal Protective Equipment, hygiene supplies and expanded food and water distribution as congregate meal sites closed. Additionally, our community furthered our outreach impact by providing supplies and resources to independent volunteer and mutual-aid community outreach programs. The jurisdiction continued to support low-barrier day access centers that offer food and hygiene supplies for unsheltered people, though many of them had to drastically reduce and/or alter their programming in response to the pandemic to ensure the safety of service users and staff. The largest of these, the **day center at Bud Clark Commons** served 6,521 individuals.

Finally, the jurisdiction continued to fund long-standing street-to-home placement directly into supportive

housing programs (including Permanent Supportive Housing, Rapid ReHousing and other housing) using leveraged local, HUD CoC, and housing authority resources. Collectively, these programs helped more than 5,100 people in over 3,000 households move into permanent housing. Existing outreach and housing placement strategies are highly effective but limited in overall impact primarily by insufficient scale to meet a growing need, especially when considering the impacts of the COVID pandemic during the final quarter of the fiscal year. While the unsheltered population increased by 22% between the 2017 and 2019 PIT counts, the population in emergency shelter decreased by nearly 17%, and the overall HUD-homeless population decreased by nearly 4%. The jurisdiction will continue to assess required scale of response while pursuing expanded investment in affordable housing (see below).

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

The jurisdiction, under the organization of its Continuum of Care (CoC) conducted annual needs and gaps assessments, to correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. The planning occurred primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee (this planning and engagement work increased during the COVID-19 pandemic through weekly service provider calls and monthly shelter engagement meetings). The CoC Board adopted final community program guidelines for a range of homeless services, including emergency shelter and transitional housing that were generated through a broad community engagement process coordinated by the CoC and staffed by national technical assistance providers from CSH. The guidelines describe emergency shelter and transitional housing activities and outline for each: populations served and prioritized, effective practices, and minimum and ideal operating standards. Investment of resources within this strategic plan, including ESG and HOPWA, were prioritized for investment in aligned activities through direct coordination with the CoC. The COVID pandemic demanded an immediate response by the jurisdiction to expand shelter options that promoted safe physical distancing and appropriate care for houseless people experiencing symptoms or quarantining after potential exposure. These responses include non-congregate shelters in civic buildings and motels, voluntary isolation facilities and outdoor physical distancing shelters.

In FY 2019-20, the jurisdiction served roughly 1,560 people in **transitional housing**, with 53% of exiting clients moving on to permanent housing. In FY 2019-20, the jurisdiction, through its CoC, served 5,847 people in **emergency shelter**, a 6 percent decline from the total served in the prior fiscal year. This is likely due to several factors, including shifts over time in the percent of shelter beds with preference for people age 55 & over, veterans and people with disabilities. Shelters are increasingly serving people with more complex needs who face challenges finding housing they can afford and retain. Additionally, the COVID pandemic response promoted shelter in place orders for everyone, including sheltered and unsheltered residents; people are moving and/or relocating at a much lower rate.

The jurisdiction, through its local Continuum of Care (CoC) tracks length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, name registries, CoC and Emergency Solutions Grant (ESG) project data, and CoC system mapping. We report related HUD system performance measures for average and median length of time spent homeless, through the HDX as required by HUD guidance. The COVID-19 pandemic required the jurisdiction to rapidly switch from congregate to non-congregate shelter settings for high-risk populations. This shift did not result in any bed loss.

Excluding domestic violence shelters, the **average length of time spent in emergency shelter** for people exiting shelter remained steady from FY 2018-19 to FY 2019-20 (FY 2018-19: 54 days.FY 2019-20: 55 days) – despite continued constraints in the regional housing market and difficulties with housing search and placement, especially for those with multiple barriers to housing. Similarly, the **average length of time spent in transitional housing** decreased slightly for leavers from FY 2018-19 to FY

2019-20 (from 205 to 183 days).

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In FY 2019-20, the jurisdiction, through its Continuum of Care (CoC), continued prior year local funding increases for homelessness prevention and shelter diversion with a goal to maintain system-level homelessness prevention efforts through continued eviction prevention-focused rent assistance, clinical staff to work with people with disabilities in affordable housing units to prevent eviction, housing stabilization workers to assist patients as they enter and prepare to exit health care facilities, and legal representation for people at risk of homelessness. The jurisdiction funds a range of homelessness prevention and diversion activities that assist households at risk of becoming homeless. We identify risk factors through: direct participation of CoC board members who represent prevention and mainstream systems and provide policy guidance; subcommittees that focus on identifying strategies to improve alignment of prevention resources; and service data analysis from “front door” entities (211info line, shelters, day centers, mainstream services). One CoC subcommittee is focusing on streamlining referrals between health and housing partners, as well as understanding and aligning resources. A developing example of the relationship between health systems and housing partners is the Regional Supportive Housing Impact Fund (RSHIP), piloted in FY 2019-20 through a Metro 300 grant from Kaiser Permanente to house 300 homeless households across the tri-county Metro region. This initiative is described in more detail below.

Referrals to prevention resources in the jurisdiction occur through our coordinated entry for families at the time of initial screening. Our locally funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless using a range of state, local, and federal funding. Shelter providers incorporate diversion resources prior to intake with rental assistance and mobile housing retention services. Collectively, these providers served more than 7,300 people with **prevention resources** in local FY 2019-20, a slight increase over those served in FY 2018-19.

HMIS-based system performance measures indicated that from local FY 2018-19 to FY 2019-20 the percentage of adults exiting CoC-funded projects with **increased total income** decreased slightly, from 45% to 42%. The jurisdiction will continue to pursue planning and strategies to improve participant income through the CoC’s Workforce and Economic Opportunity Workgroup and a range of targeted programs.

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

The jurisdiction, through our CoC, used the following strategies to reduce length of time individuals experience homelessness: expanded partnerships with street outreach, shelters, and day centers to increase effective engagement; CE to connect people to diversion and rapid rehousing (RRH) resources; adopting HUD’s Notice CPD-14-012 prioritization policy for our expanded permanent supportive housing (PSH) CE; prioritizing units for chronically homeless (CH) families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH; and the Veterans

registry to prioritize VASH and other Veteran-specific housing programs based on length of time homeless. Collectively, these programs helped to place over 5,100 people in more than 3,000 households into **permanent housing** in FY 2019-20, an 11% decrease over the prior year. This decrease reflects several factors already mentioned, including a tight, expensive housing market. Additionally, program extension are supporting households to shelter in place during the COVID-19 pandemic, as well as through formal and informal shared housing arrangements, and an eviction moratorium.

Local funding partners (City, County, local housing authority) collaborated extensively with community stakeholders to increase PSH by incenting set aside of PSH units in new and existing housing developments and prioritizing CoC and other funding for development of new PSH units for CH households. The CoC annually applies for additional PSH funding through HUD CoC, VASH, and other sources, and will also reach out to other PSH projects to form agreements to prioritize non-dedicated beds at turnover in the future. Collectively, the CoC increased the number of **PSH beds** reported in its Housing Inventory Count by 5 (from 4,942 in FY 2018-19 to 4,947 in FY 2019-20). While this increase is modest, there are other regional initiatives to increase supportive housing options. The first is the Regional Supportive Housing Impact Fund, piloted in FY 2019-20 through a Metro 300 grant from Kaiser Permanente to house 300 homeless households across the tri-county Metro region. Through the Metro 300 grant, our CoC will house 140 older, disabled adults who are experiencing homelessness. 50 households have been placed during FY 2019-20. The RSHIF will build on this success and use funding from health systems, philanthropy and businesses to create additional supportive housing in the future. Also, the Here Together Supportive Housing Measure was passed by voters in May 2020 to create a regional fund for supportive housing services. While the funds for this measure will not be available until mid-2021, planning for their implementation have begun in earnest.

Using HMIS data, the local CoC reports returns to homelessness among those who exited to permanent housing in the prior two years. In the last several years, the **reported rate of returns to homelessness** continues to decrease -- from 26% for those who exited to a permanent housing destination in FY 2016-17 to 23% in for those who exited to permanent housing in FY 2017-18. To continue reducing the number of people returning to homelessness, we will continue investing in successful strategies such as: 1) flexible local housing retention funds to stabilize households who may face a temporary crisis that places them at risk; 2) landlord recruitment & guarantee funds to ensure households placed in private market units have additional resources for stability; 3) active retention monitoring at 6- and 12-month post subsidy to assess outcomes and provide training for those who don't meet community-wide standards. HMIS data shows 97% of the 4368 individuals exiting Permanent Housing programs remained in housing, and 85% of contacted households retained their housing after 12 months.

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

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

Public Housing units are directly subsidized by HUD and managed by Home Forward, the County's PHA. The goal of the Public Housing program is to provide decent, safe, affordable housing to low-income families and individuals, the elderly, persons with disabilities and to encourage successful residency. The public housing program of Home Forward is composed of a portfolio of over 645 units of public housing throughout Multnomah County which are owned and operated by Home Forward. This is a decline from previous reporting due to Rent Assistance Demonstration (RAD) and Section 8 conversions. All public housing units are scheduled for conversion by the end of 2024 utilizing a project-based Section 8 operating subsidy. Rents for these properties are approximately 30% of a household's monthly income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area, however most public housing residents earn less than 30% of the median income.

The Portland Housing Bureau does not manage or own Public Housing. The Portland Housing Bureau makes resources for affordable housing available in competitive solicitations.

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

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

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

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

Home Forward is not considered a troubled PHA and is, in fact, a high performing PHA

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

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

The State of Oregon requires that all city and county jurisdictions complete a local comprehensive plan to ensure their policies and practices reflect Oregon's statewide Land Use goals. State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. Zoning ordinances, fees and charges, tax policies, growth boundaries, and investment policies are included in each jurisdiction's comprehensive plan. The state evaluates and approves all comprehensive plans to ensure that there are no regulatory barriers to affordable housing development.

The Multnomah County CDBG Consortium also works with our regional government agency, Metro, to ensure the production of affordable housing throughout the Portland metropolitan area. Metro provides region-wide (Multnomah, Clackamas, and Washington counties) planning and coordination to management growth, infrastructure, and development issues that cross-jurisdictional boundaries.

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

Multnomah County CDBG Consortium works with regional partners, including WorkSystems, Inc., to ensure that economic development and workforce initiatives extend to residents of East County. The importance of developing and maintaining viable urban communities has been acknowledged on national, regional, and local levels. Investment in maintaining, restoring, and revitalizing local neighborhoods helps to create a sense of place and pride in community, promotes economic development and reduces crime.

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

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. Multnomah County is a party to the HUD Regional Lead Paint grant administered by the City of Portland.

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

The Cities of Troutdale, Wood Village, Fairview, and Maywood Park have all experienced significant population growth since 2000. Portland's gentrification over the past decade has displaced thousands of low-income households to East County [See Attachment]. This is reflected in the growing number of East County residents who are experiencing poverty. Poverty rates for two of the Multnomah County CDBG Consortium jurisdictions exceed the countywide average of 17% poverty rate – Wood Village (32%) and Fairview (18%). Troutdale (15%) and Maywood Park (8%) have poverty rates below the

average. 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. The SUN Service System partnered with WorkSystems, Inc. to sponsor a workforce development initiative called Action for Prosperity Initiative, which included the CDBG project agencies Catholic Charities and Human Solutions, Inc. as provider agencies.

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

Multnomah County's CDBG Consortium works to provide services to the residents of East County. Multnomah County has also developed and manages the SUN Service System which provides comprehensive housing, social services, and educational supports to low-income families throughout the county. The SUN Service System contracts with non-profit agencies to provide housing and social services supports for children, youth, and families to ensure educational success. Two of Multnomah County's CDBG provider agencies are also SUN providers – Human Solutions and El Programa Hispano. The SUN Service System is funded through a combination of the county general fund, Community Services Block Grant (CSBG), City of Portland general fund, private foundation funds, and other state/federal grants. Finally, Multnomah County uses the HMIS data system to collect and analyze information related to services and supports offered through its SUN Services System.

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

Multnomah County is an active member of the Continuum of Care (CoC), 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 and the component program, Multnomah Stability Initiative (MSI), provide services to low-income families in nearly all the county's school districts. The SUN Service System model is based on building collaborations between school districts and non-profit providers to ensure educational success for low-income children and youth and family stability. MSI provides support to families and households to achieve and maintain stability, using Assertive Engagement and trauma informed practices and client assistance resources. Rent assistance is provided through aligned resources administered by Home Forward and the Short Term Rent Assistance network. Multnomah County and the City of Gresham have both been instrumental in sponsoring the work of the East County Issue Forum, 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. Three East County school districts are involved in the effort – Reynolds, Gresham-Barlow, and Centennial.

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

Multnomah County staff participated in Fair Housing Council of Oregon meetings and activities during Program Year 2019-20 and provided \$1,000 to the Fair Housing Council of Oregon (FHCO) for activities. Staff were also active in the Regional Fair Housing meetings.

In response to impediments specifically for renters, Multnomah County undertook a Renter Relations Project to establish and inform its role in the local housing crisis. The Project took an in-depth look at how the current housing crisis has been shaped by Oregon's exclusionary housing laws and systematic barriers, such as socioeconomic disparities and gentrification. The focus was to explore the impacts of homelessness, discrimination, and no-cause evictions on BIPOC (Black, Indigenous, People of Color) communities and offer recommendations to improve the experience of renters within those

communities. The Project included several phases including a multi-tiered discovery and research process including:

- Initial data and information gathering about housing, income and the racial wealth gap \*
- Observation of current climate and processes for outreach and program development
- Catalogue of current renter relationships and protections in the County
- Community Advisory Sessions
- Renter Relations Survey
- Research into promising and effective programs and models.

In December 2019, the Renter Relations Project report was completed. The report shares findings that help us better understand the experience of renters in the County and impediments to their stability, and offers recommendations for actions and programs to address these impediments.

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

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

#### Standards and Procedures

Monitoring of CDBG funded projects that are Public Services and Housing Rehabilitation involves on-site visits; review of reports, data and spending; telephone calls; and e-mail using checklists and other tools to ensure compliance with federal requirements and contractual expectations. Contracts, which outline requirements, are signed and in place before work begins. Technical assistance regarding related to federal regulations is offered as projects begin and throughout the year. Public Facilities and Improvement projects are monitored for federal Davis-Bacon compliance once work begins.

Public Services and Housing Rehabilitation projects subject to risk analysis review may be monitored on-site yearly. All on-site visits include review of client files to determine required documentation is obtained, with discussion about any issue or problems that may need resolved or clarified, particularly for new programs.

Public Facilities project monitoring, when conducted, includes completion of environmental review before work begins. Subcontractors are informed and made familiar with the grant regulations including Federal and State Labor Standards, Davis-Bacon regulations, payroll submission, and timeliness of project completion at preconstruction meetings. All payrolls are submitted and approved before payment is authorized. Interviews are conducted with workers and use the interview template and follow the HUD guidance for ensuring compliance with Davis-Bacon. When possible, additional site visits are made as work is in process and upon completion of projects. Projects are also reviewed for contract procurements standards soliciting MWBE bids.

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. All funded projects were monitored for compliance in Program Year 2019-2020.

The County conducts an annual CDBG application workshop with the City of Gresham. The notice for the workshop is published on both the County and City's public websites and in the Gresham Outlook Newspaper. The County's procurement system allows potential contractors to indicate business areas of interest and receive all solicitations for work in those categories. When our sub-recipients request bids from potential sub-contractors their procurement standards include the solicitation MWBE certified businesses.

#### 2019-2020 Monitoring Timing

On-site monitoring visits were conducted with all Public Services and Housing Rehabilitation sub-recipients in Winter 2020. This year the Public Facilities project was delayed due to COVID-19 and so the Davis-Bacon monitoring took place in the early fall when work took place. Originals of all monitoring files and correspondence are on file in the Youth & Family Services Division Office.

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

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

Public comments regarding Multnomah County's 2019-2020 CAPER are received through written submissions and an opportunity to attend a public hearing. Under current circumstances, the public hearing was held virtually. In regular years, notice of the availability of Multnomah County's CAPER is also posted at a number of public locations within the geography of our grant. In 2020, due to many of those locations being closed - or significantly limited - to public access as part of COVID precautions, we did not post in those physical locations, but did distribute the draft report to the sub-recipients and our Policy Advisory Board to review and share with participants, as appropriate.

The Public Comment period was from **XX, 2020**. This notice was made available to the public through the DCHS' Youth & Family Services Division website and sent to the providers/partners mentioned above.

A public hearing will be held during the Multnomah County Commission on Economic Dignity meeting, Wednesday, October 28, 2020, which was held virtually and open to the public. Community input and comments on the 2019-2020 CAPER will be included as an attached document (Attachment A) to the report.

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

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

There were no changes in 2019-2020.

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

No

## **Attachment A**

### **Public Comments on 2019-20 CAPER**

Note: this attachment will capture any comments or questions from public comment via email and the public hearing that is being held as part of the Multnomah County Commission on Economic Dignity on October 28, 2020 from 4:00-5:00pm.

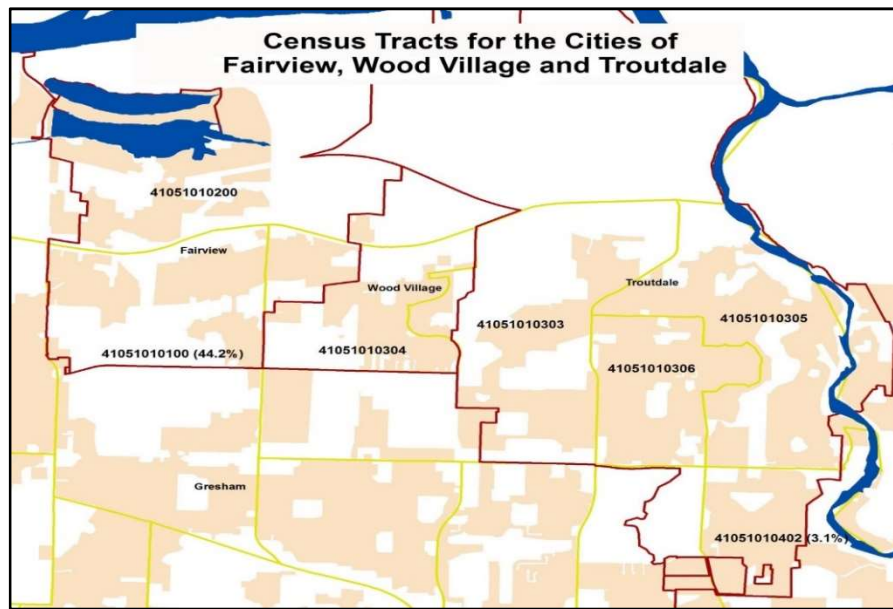
## ATTACHMENT B:

### **Population Data for Multnomah County Entitlement area, including Fairview, Troutdale, Wood Village, & Maywood Park**

The tables below shows the demographic characteristics for select Census Block Groups near the cities of Fairview and Wood Village and the charts and maps in the following pages show jurisdictional population by race and Hispanic origin, ethnicity by block group, census tract, and boundaries of census tract, total population and population by race and ethnicity. Because of the difficulty and additional time needed to extrapolate ACS and census data for the small portion of Lake Oswego that lies within Multnomah County, this data is excluded from tables that follow. The following charts also include ACS updates, which illustrate the growing population numbers and increasing racial/ethnic diversity within all the East County cities. All cities have experienced growth since the 2010 Census.

#### **Census 2010**

	CT 103.04, Block Group 2 Wood Village, OR	CT 102 Block Group 2 Wood Village, OR	CT 101 Block Group 2 Fairview, OR	CT 101 Block Group 1 Fairview, OR	CT 103.4 Block Group 1 Fairview, OR
White	1246	1374	3376	590	1572
Black/African American	27	120	141	5	165
Asian	101	45	221	10	54
American In/Alaskan Native	65	33	47	6	44
Native Haw/Pacific Islander	3	25	30	3	33
Some other Race Alone	647	503	396	109	477
Two or More Races	72	108	224	16	166
Hispanic or Latino	953	651	745	144	738
Total Population	2161	2208	4435	739	2500



Map of Census Tracts for the cities of Fairview, Wood Village and Troutdale. Boundaries of the cities are in red. Census tract boundaries are in yellow. The pink areas are an "ecumene" mask that shows where the residential population is located (industrial, commercial, natural areas and highway corridors are removed). The map is included as an aid in visualizing the distribution of the data listed in the tables above. For example, Census tract #41051010200 spans the northern region of both Fairview and Troutdale. However, there is no Troutdale residential population in this tract (it is concentrated in the north Fairview region). Therefore, the household data for this tract is assigned to Fairview.

#### Population Growth Over Time - Total Population

	2000	2010	2016	2000-2016 Change	2000-2016 Percent Change
<b>Fairview</b>	7,561	8,920	9,094	1,533	20.3%
<b>Maywood Park</b>	777	752	894	117	15.1%
<b>Troutdale</b>	13,777	15,962	16,339	2,562	18.6%
<b>Wood Village</b>	2,860	3,878	3,946	1,086	38.0%
<b>Multnomah County</b>	660,486	735,334	757,371	96,885	14.7%

Data Source: 2000 and 2010 Decennial Census #P1; 2016 American Community Survey 5-Year Estimate (2010-2016) #B01003.

Note: Margins of error in the 2016 ACS 5-year estimates are within acceptable levels. 2000 and 2010 data represent a 100% sample with no margin of error issues.

#### Population by Race and Ethnicity (Race Alone) as a Percent of Total Population - Estimated 2016 Population by Race and Ethnicity (Race Alone) as a Percent of Total Population

	White Non-Hispanic	Hispanic	African American	Native American Alaska Native	Asian	Hawaiian and Pacific Islander	Some Other Race	2 or More Races	Populations of Color
<b>Fairview</b>	75.9%	13.4%	4.7%	2.7%	3.0%	0.0%	0.9%	3.4%	24.1%
<b>Maywood Park</b>	84.2%	2.7%	7.6%	0.1%	1.9%	0.3%	0.0%	3.9%	15.8%
<b>Troutdale</b>	77.2%	9.6%	2.8%	0.3%	8.6%	0.0%	5.4%	2.7%	22.8%
<b>Wood Village</b>	51.4%	32.6%	1.7%	2.0%	4.0%	2.6%	6.2%	7.2%	48.6%
<b>Multnomah County</b>	71.6%	11.0%	5.5%	0.9%	6.9%	0.6%	3.6%	4.5%	28.4%

Data Source: 2016 American Community Survey 5-Year Estimate (2010-2016) #DP05 Demographic & Housing Estimates.

Notes:

1. Populations of Color include all persons except White, non-Hispanic.
2. The Hispanic category includes Hispanics of any race.
3. **Except where noted in red**, margins of error in the 2016 ACS 5-year estimates are within acceptable levels for these categories. Figures in red should be used with caution as the CV exceeds 50%.
4. Race categories (African American, Native American, Asian, Pacific Islander, Some Other Race) are tabulated using "Race Alone". This table represents an under-count of persons identifying with a particular race or ethnic category as it does not include persons who identify as two or more races (e.g. a person marking both African American and Native American would be included only in a 2 or more races category rather than in the African American or Native American).

### Number of Persons with Disabilities

	Total Population with One or More Disabilities	Percent of Population with One or More Disabilities*
<b>Fairview</b>	1,763	19.4%
<b>Maywood Park</b>	113	12.6%
<b>Troutdale</b>	1,858	11.4%
<b>Wood Village</b>	617	15.6%
<b>Multnomah County</b>	94,564	12.6%

\*Percent is based on the total civilian non-institutionalized population.

Note: The ACS defines "disability" as serious difficulty within four basic areas of functioning – hearing, vision, cognition, and ambulation.

### Individuals in Poverty

	# of Individuals*	Individuals at or below Federal Poverty Level		Individuals below 125% Federal Poverty Level		Individuals below 185% Federal Poverty Level	
		#	%	#	%	#	%
<b>Fairview</b>	9,018	1,532	17.0%	1,946	21.6%	2,855	31.7%
<b>Maywood Park</b>	894	43	4.8%	61	6.8%	155	17.3%
<b>Troutdale</b>	16,107	2,448	15.2%	2,653	16.5%	4,976	30.9%

<b>Wood Village</b>	3,946	1,190	30.2%	1,259	31.9%	2,249	57.0%
<b>Multnomah County</b>	742,445	137,391	18.5%	173,116	23.3%	255,808	34.5%

\*# of Individuals include all those for whom poverty status can be determined (this number may be lower than total population as it does not include incarcerated or institutionalized individuals).

Data Source: 2016 American Community Survey 5-Year Estimates (2010-2016) #C17002; **except for data shown in red**, margins of error are at generally nominal levels for these categories. Disaggregating this data further (e.g. by age groups, race/ethnicity or family type) is not advisable as the margins of error become unacceptable at this geographic level of analysis.

## City of Fairview

### North Fairview (tract #102)

Median Household Income \$57,659

Total Households = 2,468

### South Fairview (tract #101)\*

Median Household Income \$47,103

Total Households = 1,642

	North Fairview		South Fairview	
	# Households	% of Total	#Households	% of Total
<b>Low-Moderate Income Households</b> Less than 80% of Median Income	1,000	40.5%	599	36.5%
<b>Low Income Households</b> Less than or equal to 50% of Median Income	698	28.3%	318	19.4%
<b>Moderate Income Households</b> More than 50% but equal to or less than 80% of Median Income	302	12.2%	281	17.1%

\*Tract #41051010100 spans both Fairview and Gresham. The numbers reported here have been interpolated (44.2% of the households have been assigned to the area within Fairview). Interpolation is appropriate, as the adjacent area in Gresham is likely to have similar population characteristics.

Demographic information for the city of Fairview is listed in the table below.

Based on American Community Survey population estimate, the city of Fairview did not meet the upper quartile percentage in 2016-17, so the city conducted an eligibility in the neighborhood adjacent to the NE 7<sup>th</sup> Street Improvement Project. The survey determined that 51% or more of the residents in the immediate area adjacent to the project met the upper quartile standard. An activity must meet the identified needs of L/M income persons residing in an area where at least 51% of the residents (or less if the "upper quartile" applies to the grantee,