

COLLABORATIVE

PRACTICAL

INVENTIVE

NIMBLE

EQUITABLE



Gresham & Multnomah County CDBG & HOME Workshop

Program Year 2026-2027

CITY OF
GRESHAM

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Community Development Director

 **Multnomah
County**

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Services (YFS) Division

CDBG & HOME Programs

CDBG

Develop viable communities by providing decent housing, suitable living environments and expanding economic opportunities, principally for persons of low to moderate income.

- Funding comes directly to the City and County.
- Can be used for neighborhood and public improvements.

HOME

Provide decent, safe and affordable housing and alleviate the problems of excessive rent burdens, homelessness and deteriorating housing stock.

- Funds go to the City of Portland as consortium lead.
- Can be used for housing activities only.

CDBG Eligible Activities

- Real property acquisition & Construction
- Public Facilities Improvements
- Rehabilitation & Renovation
- Historic Preservation
- Accessibility
- Lead-based Paint Testing & Abatement
- Economic Development & Job Training
- Homebuyer Assistance
- Code Enforcement
- Planning/Admin (limit: 20% of grant)
- Public Services (limit: 15% of grant)
 - Youth services, homeless services, meal assistance, job training, etc.

HOME Eligible Activities

- Homeowner Rehabilitation
- Homebuyer Assistance
- Rental Housing
- Tenant Based Rent Assistance (TBRA)
- Planning/Admin (limit: 10% of grant)

National Objectives

All CDBG projects must meet one the 3 national objectives:

Low-Mod Income	<ul style="list-style-type: none">• Limited Clientele• Area Benefit
Slum & Blight	<ul style="list-style-type: none">• Area Basis• Spot Basis
Urgent Need	<ul style="list-style-type: none">• Disaster Relief

All HOME projects must serve Low-Mod Income clientele only.

Low-Mod Area Benefit

- **Determine the Service Area**
 - Must be reasonable based on the services provided and location.
 - Must be primarily residential.
- **Document Percentage of Low- and Mod-Income Persons**
 - Use Census data to total LMI information for residents in the service area, or
 - Carry out a Local Income Survey

Associated Regulations

CDBG & HOME will trigger Federal regulations that may impact the timing and budget of your project.

- Conflict of Interest
- Environmental Regulations
- Davis Bacon- Labor Standards
- Debarred Contractors
- Faith-Based Providers
- Relocation
- Lead-Based Paint
- Section 3
- Build America, Buy America

HOME funded programs will also be required to adopt and adhere to an Affirmative Marketing Plan that meets the requirements of 24 CFR 92.351.

Funding Conditions for Construction Projects

CDBG & HOME funds cannot be committed to construction projects until they meet certain criteria to ensure that the project is feasible and can adhere to the requirements triggered by the project.

- Last-in Funding
- Final Budgets & Pro Forma
- Market Assessment
- Acceptable Timeline
- Underwriting & Subsidy Layering

Monitoring & Reporting

Monitoring

- All projects will be monitored according to HUD regulations.
- HOME projects are monitored on a HUD-established schedule.
- CDBG monitoring targets specific programs and activities each year.

Performance Measures

- All Federal programs are required to report on outputs and outcomes.
- Subrecipients are required to submit a performance measurement report quarterly.

HOME Affordability Periods

Long Term Affordability

- Many HOME funded activities require an affordability period.
- Affordability periods range from 5 to 20 years depending on the project funded and the amount of funding provided.
- The City may impose a longer affordability period at its discretion.
- Rent Assistance and Services do not trigger an affordability period.

Consolidated Plan

Draft Consolidated Plan 2026-2030

- *Will be submitted to HUD in Summer 2026*

**Increase & Preserve Affordable Housing
Choice**

**Reduce and Prevent
Homelessness**

**Improve Livability and Promote Economic
Development**

Gresham CDBG Funding

Estimated CDBG Entitlement Funds	\$943,169
Set Aside Amounts	
Administration (20% of Entitlement)	\$188,633
Estimated Balance Available*	\$754,536

- Estimated Public Services Cap: \$141,475
- Figures are based on estimated funding amounts & are subject to change based on actual 2026-2027 entitlement.

Gresham HOME Funding

Estimated HOME Entitlement Funds	\$438,773
Estimated Carryover	\$50,000
Estimated Total HOME Available	\$488,773
<hr/>	
Set Aside Amounts	
Administration (10% of Entitlement)	\$46,290
Estimated Balance Available	\$442,483

- Projects may include homeownership, TBRA, rental housing and development.

Gresham Application Process

Pre-Application

- Email: CDBGHOME@GreshamOregon.gov
- Submit Via Email by **1/30/2026**

Full Application

- Shared Folder Contains Application Materials
- Upload All Application Docs by **2/20/2026**

Application Review & Scoring

- Staff & CDHS Review & Score Applications
- Applicant Presentations Held
- CDHS Holds Public Hearing

Application Review & Scoring

- Applicants Notified of Funding Recommendations
- Council Holds Public Hearing
- Action Plan Submitted to HUD for Approval

Pre-Application



City of Gresham

CDBG & HOME Subrecipient Pre-Application

APPLICANT ORGANIZATION INFORMATION

Organization Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

UEI: Click or tap here to enter text.

EIN: Click or tap here to enter text.

Website: Click or tap here to enter text.

Contact Information

Executive Director/CEO

Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Email: Click or tap here to enter text.

Primary Application Contact

Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Email: Click or tap here to enter text.

PRE-APPLICATION

- Make sure all questions are answered completely.
- All applicants must register on SAM.gov and must have an active UEI.

Application



City of Gresham CDBG & HOME Subrecipient Application

Applicant: Click or tap here to enter text.

Project Name: Click or tap here to enter text.

SECTION 1: PROJECT INFORMATION

1. PROJECT DESCRIPTION: Provide a description of the proposed project. What specific activities and services will be carried out? What will the frequency and duration of services offered be?
Click or tap here to enter text.

2. COMMUNITY NEED: Describe the community's need for this project and how the proposed activity meets this need. How will your project improve the lives of the Gresham residents you serve? How does your project help move people out of poverty and/or alleviate the impacts of poverty? What positive long-term impacts does the project have for vulnerable populations?

Click or tap here to enter text.

- Make sure all questions are answered completely.
- Required documents listed in questions 22, 23 & 37 must be uploaded.

Budget Attachment

Eligible Costs

- Activity Delivery Costs (ADCs) are costs that are **directly associated** with the cost of implementing and carrying out a CDBG or HOME funded activity.
- Gresham usually only allows CDBG and HOME subrecipients to charge the City for ADCs. *Indirect admin is generally not available for CDBG and HOME projects.*
- More information about eligible costs will be attached to the Gresham application for your reference.

Gresham Application Timeline

January 30	Pre-Application Submittal Deadline
February 20	Application Submittal Deadline
March/April	Applications Reviewed & Applicant Presentations
May	CDHS Public Hearing & Notifications of Award Recommendations
June/July	City Council Public Hearing for the Proposed 2026-27 Action Plan
July 1	2026-27 Program Year Begins

Multnomah County CDBG Entitlement Area

Includes:

- The incorporated cities of Wood Village, Fairview, Maywood Park, and Troutdale.
- Unincorporated areas in the East and West edges of the county.
- Areas outside the jurisdictions of the cities of Portland and Gresham.

Multnomah County Applications

**Multnomah County CDBG funding is
accepting applications for:**

- Public Facilities Improvements
- Housing Rehabilitation Services
- Public Services

Multnomah County Program Principles

- Organizations should provide information to clients to help them move toward greater **self-sufficiency**
- Organizations should help clients determine **eligibility** for related services
- Organizations should demonstrate **financial resource development**
- Program should assist with alleviation of causes or impacts of **poverty**



Multnomah CDBG Funding

Estimated CDBG Entitlement Funds	\$333,210
Set Aside Amounts	
Administration Planning (20% of Entitlement) Includes both indirect for contracts as well as County staffing and consortium costs. The de minimis rate is 15%.	\$66,642
Estimated Balance Available*	\$266,568

- Figures are based on estimated funding amounts & are subject to change based on actual 2026-2027 entitlement.



Multnomah County Estimated Available Funds



Public Facilities Improvements	\$80,000
Housing Rehabilitation Services	\$136,587
Public Services @ 15% of Entitlement	\$49,981
Administration/Planning @ 20% of Entitlement	\$66,642
Total	\$333,210

- Figures are based on estimated funding amounts & are subject to change based on actual 2026-27 entitlement.

Public Facilities Improvements

Public Facilities & Infrastructure Improvements

\$80,000



Public Facilities Requirements

- Davis Bacon Wage Rates
- Bidding Documentation
- MBE/WBE Requirements/Contract Selection
- Environmental Impacts/Section 106
- Compliance with Lead Based Paint regulations
- Compliance with Section 7 Consultation requirement under the Endangered Species Act

Public Services

Public Services @ 15% of Entitlement

\$49,981

Eligible Activities

- Case mngt/Counseling
- Childcare services
- Health/Mental Services
- Food Bank/Resources
- Weatherization preservation
- Ed. Workshops for tenants
- Eviction Prevention

Ineligible Activities

- Income payments directly to individual
- Political activities
- Fundraising
- Maintenance repairs to organization
- Refinancing

Housing Rehabilitation Services

Housing Rehabilitation Services

\$136,587

Eligible Activities

- Critical Home repairs for homeowners and tenants
- Installation accessibility features
- Weatherization installations

Housing Rehabilitation Requirements

- Report Program Outcomes
- Uniform Relocation Act requirements
- Contract Selection
- Bidding Documentation
- HUD's Lead Based Requirements
- Environmental Impacts

Application Sections

SECTION 1 - BASIC INFORMATION

SECTION 2 - NEED FOR THIS PROJECT

SECTION 3 - PROJECT PROPOSAL

SECTION 4 - PROJECT BENEFITS

SECTION 5 - APPLICANT CAPACITY

SECTION 6 – BUDGET

SECTION 7 - SUPPORTING DOCUMENTATION

Multnomah County Application

- Make sure all questions are answered completely, Staff scoring your applications may not be familiar with your services.
- Required supporting documents listed in Section 7 must be uploaded.
- Remember that all applications must meet threshold criteria before being considered for funding.

Multnomah County Application Timeline

February 20	Application Submittal Deadline
Early March	Scoring Applications
Late April	Public Hearing/PAB Review Applications
April	Notification of PAB Funding Recommendations
May	Multnomah County Chair to approve and sign Recommendations/2026-2030 Consolidated Plan submission to HUD
July 1	2026-27 Program Year Begins



Submitting Applications



Application (per project)

1 Digital Copy **OR** 1 Unbound Copy

Applications Due

February 20th, 2026, 4:30 PM

Email: Fanny Adams at:

CDBG@multco.us

OR

Deliver to: Multnomah County Youth & Family Services Division
209 SW 4th Avenue
Portland, OR 97204



Pre-Application

Email:

CDBGHOME@GreshamOregon.gov

Due: January 30th, 2026, at 11:59 PM

Application

Submit Online via Shared Folder

(Created by City staff and shared with applicant)

Upload All Supplemental Docs

Due: February 20th, 2026, at 11:59 PM

Contacts



Fanny Adams
Multnomah County
209 SW 4th Ave, Ste 200
Portland, OR 97204

Questions:
(503) 988-7440
CDBG@multco.us



Ashley Miller
Rachel Nehse
City of Gresham
Urban Design & Planning
1333 NW Eastman Pkwy
Gresham, OR 97030

Questions:
(503) 618-2814
Rachel.Nehse@GreshamOregon.gov

HUD Questions: www.hud.gov/offices/cpd/index.cfm



Questions?