



# Multnomah County

## **C A P E R**

**(Consolidated Annual Action Performance &  
Evaluation Report)**

**CDBG GRANT NUMBER: B-18-UC-41-0003**

**Period: July 1, 2018 to June 30, 2019**

**Multnomah County**  
**2018-20192018-2019 C A P E R**

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**Executive Summary  
Multnomah County  
2018-20192018-2019**

Multnomah County is pleased to submit the Consolidated Annual Performance and Evaluation Report (CAPER) for the first 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, 2018 to June 30, 2019, towards the goals set out in the Consolidated Plan. The County expended its full allocation of \$322,463 of the 2018-20192018-2019 Community Development Block Grant (CDBG) allocation. Highlights of accomplishments in each of the project categories are described throughout this report, benefit low- and moderate-income residents of the cities within the jurisdiction. The 2016-20 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 2016-20 Consolidated Plan and are directly tied to the priorities of Multnomah County's 2018-2019 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 also 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 2018-2019**

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 2018-2019 Entitlement Grant amount.

<b>2018-2019 Entitlement Grant</b>	<b>\$322,463</b>
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For the activities funded in 2018-2019, grant dollars were allocated in the percentage guidelines shown in the table below. Some variance to the guidelines was necessary due to limited applications received.

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 Hearings conducted in November 2017.

**CDBG funding expenditures for PY2018**

<i><b>Project</b></i>	<i><b>Projected</b></i>	<i><b>Spent</b></i>	<i><b>Percent of Funds</b></i>
<i>Public Facilities &amp; Improvements – City of Wood Village</i>	<i>\$75,250</i>	<i>\$75,250</i>	<i>100%</i>
<i>Public Services</i>	<i>\$42,463</i>	<i>\$42,463</i>	<i>100%</i>
<i>Housing Rehab</i>	<i>\$144,265</i>	<i>\$144,265</i>	<i>100%</i>
<i>Administration</i>	<i>\$60,485</i>	<i>\$60,485</i>	<i>100%</i>

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

### 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. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected: 5-Year 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	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0%	0	0	0
Increase and preserve affordable housing choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$3,000	Rental units rehabilitated	Household Housing Unit	45	4	0%	5	1	20%
Increase and preserve affordable housing choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$141,265	Homeowner Housing Rehabilitated	Household Housing Unit	120	80	28%	38	32	84%

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected: 5-Year Strategic Plan	Actual: Strategic Plan	Percent Complete	Expected: Program Year	Actual: Program Year	Percent Complete
Infrastructure, facilities, and economic opportunities	Non-Housing Community Development	CDBG: \$75,250	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	852	1223		1152	1152	100%
Infrastructure, facilities, and economic opportunities	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0%	0	0	0.00%
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$42,463	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1925	2520	70%	524	1168	122.9%
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0%	0	0	0%
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0%	0	0	0%
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0%	0	0	0%
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	0%	0	0	0%

**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.**

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

**Housing Rehabilitation Subrecipient Agency Activities & Accomplishments:**

Housing Rehabilitation funding was provided to Unlimited Choices, Inc. (UCI) for the Adapt-A-Home and Mend-A-Home programs. Both programs served low-income residents in the East County area. Combined service outcomes were set at forty-four (44) individuals in FY 2018-2019 with assistance provided to forty-seven (47) individuals.

**1. The Adapt-A-Home (\$70,265)**

The Adapt-A-Home project addresses the accessible housing needs for low-income people with physical disabilities, developmental disabilities, sensory disabilities and the frail elderly. AAH assists these individuals in making their home or apartment accessible by working with qualified and trained building contractors. These accessible units will also be available in the community for others with physical disabilities or mobility impairments. UCI have property owners sign a Property Owner Release Form that indicates that the owner has agreed to keep in place and maintain the accessible features for future tenants. Owners are also encouraged to list the property at no increased cost. Rehabilitative work includes shower/tub access; installation of grab bars, raised toilets, ramps and walker steps, outside handrails, doorway improvements and deck repairs. thirteen (13) households were served in 2018-2019.

**2. The Mend-A-Home (\$74,000)**

The Mend-A-Home project addresses housing rehabilitation needs by providing critical home repair to certain elements of housing units that are in urgent need, but where the whole house is not rehabilitated. Critical home repair is often outside the budget of low-income households, especially those who are at or below 51% of the Area Median Family Income. UCI provides these repairs by offering grants of up to \$3,500 for both traditional and mobile homeowners. 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, inoperative door locks and unsafe floors. Fifteen (15) households were served in 2018-2019.

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

**Public Service Subrecipient Agencies' Activities & Accomplishments:**

Multnomah County provided public service funding to four agencies that serve low- and moderate-income (LMI) persons in the East County area. Public Services were provided to a higher number (1,168 actually served) of individuals than projected (524 projected to receive services).

**1. Community Energy Project (\$4,875)**

The Community Energy Project 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. Eighteen (18) households (*comprised of 75 individuals*) attended 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 (\$7,525)**

Community Alliance of Tenants (CAT) focused the majority of its outreach on Spanish-speaking and Russian-speaking communities, organizations and partners. For FY 2018-2019, a total of two-hundred-fifty-nine (259) residents received services. A number of grassroots community groups were contacted and efforts were made to connect with under-represented communities in East Multnomah County. CAT continued to improve its outreach by working with more parent groups, posting flyers, handing out Hotline cards at local churches, grocery stores, coffee shops, libraries, schools and other centers where the community gathers. These relationship-building efforts increased the number of low- and moderate-income, limited English speaking residents in need of tenant information.

**3. Human Solutions, Inc. (\$24,163)**

Human Solutions provided safe, stable, long-term housing and intensive services to eighteen (18) extremely low-income homeless individuals facing significant barriers to housing stability and income self-sufficiency. In addition, anti-poverty educational classes were paired with assertive engagement services. Education topics include housing readiness, money management, and basic computer skills, English as a second language, job readiness and workplace professionalism skills. All participants have access to client assistance funds to support their goals of stabilizing their housing, increasing their income and providing a safe and supportive home environment to their children.

**4. El Programa Hispano Católico (\$5,900)**

El Programa Hispano Católico provides year-round information and referral, emergency services and advocacy to the low-income, Latino population living in Troutdale, Wood Village and Fairview (and other areas of unincorporated Multnomah County). Clients receiving emergency services undergo a comprehensive assessment that enables them to access additional services and move from vulnerability to self-sufficiency. Service options include: Energy and rental assistance, education, counseling, health services, legal guidance, notary services, translation services, and tax preparation assistance. El Programa Hispano Católico served one-thousand-one hundred (1,100) residents in east Multnomah County in FY 2018-2019.

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

**Public Infrastructure Activities & Accomplishments:**

**1. City of Wood Village – Donald L. Robertson Park Irrigation Project (\$75,250)**

The City of Wood Village administered and oversaw the replacement and renovation of the existing non-working irrigation system, and the installation of a new system to the sports fields, edible garden, and arboretum in Donald L. Robertson City Park. Irrigation to the park will create a safe and well-maintained sports field. Also by irrigating the garden and arboretum, it will ensure that plants and trees thrive in the park.



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Multnomah County's subrecipient agencies for Housing Rehabilitation and Public Services record income and demographic information on all individuals who receive services provided with CDBG funds. Quarterly reports on income and demographic information are required for all subrecipient agencies. County staff receive these quarterly reports and data is reviewed upon submission and during the yearly program monitoring process.

**Table 2A & 2B – Table of assistance to racial and ethnic populations by source of funds.**

<b>Table 2A - Public Services</b>	<b>CDBG</b>
White	115
Black or African American	36
Asian	15
American Indian or Alaska Native	15
Native Hawaiian or Other Pacific Islander	1
American Indian/Alaska Native & White	9
Asian & White	2
Black/African-American & White	1
American Indian/Alaska Native & Black/African American	0
Other Multi-Racial	965
Unknown	0
<b>Total</b>	<b>1,159</b>
Hispanic	876
Not Hispanic	263
Unknown	0

**Table 2B – Housing Rehabilitation Services**

	<b>CDBG</b>
White	18
Black or African American	1
Asian	0
American Indian or Alaska Native	5
Native Hawaiian or Other Pacific Islander	0
American Indian/Alaska Native & White	3
Asian & White	0
Black/African-American & White	1
American Indian/Alaska Native & Black/African American	0
Other Multi-Racial	0
Unknown	0
<b>Total</b>	
Hispanic	6
Not Hispanic	22
<b>Total</b>	<b>28</b>

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

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$322,463	\$322,463
HOME	HOME	0	
HOPWA	HOPWA	0	
ESG	ESG	0	
Other	Other	0	

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.

**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. The following are leveraged funds included in project budgets:

Project	Dollar Value of Leverage	Source
Robertson Park Irrigation Improvement Study	\$48,000	Local
Willow Tree Inn – Transitional Housing	\$143,086	Local
I & R and Emergency Services	\$92,961	Local, Private
Tenant Rights Information	\$25,877	Local, State
Adapt-A-Home/Mend-A-Home	\$1,868,000	Federal, Local, State, Private
DIY Weatherization & Energy Education	\$1,050	Local, Private, Other
<b>Total</b>	<b>\$2,178,974.00</b>	

Multnomah County expended \$322,463 of grant funds during the reporting period with matching dollars totaling over \$2.2 million. The partnership of public and private resources is working very well to provide benefit to low- and moderate-income persons.

**Table 2 – 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.

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. Wood Village is the only jurisdiction in the Multnomah Consortium where nearly all the city neighborhoods meet HUD's Low-Mod Area Benefit standard for public facility and infrastructure projects. Income surveys were conducted with neighborhood residents in 2016 to establish low-moderate area benefit for the City of Wood Village's Donald L. Robertson City Park Irrigation Project. The project will benefit 1,152 residents when completed. All public facilities and infrastructure projects in the other cities in the Multnomah County CDBG Consortium will be much more limited and likely require resident surveys in order to qualify for CDBG Area Benefit funding.

We are able to offer Housing Rehabilitation and Public Services to residents of entire entitlement area based on household income eligibility.

## **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.**

**Table 5 – Number of Households**

	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>

***See City of Portland reporting data for information on housing development. The city of Portland manages Multnomah County's HOME funds.***

**Table 3 – Number of Households Supported**

	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	44	28
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>44</b>	<b>28</b>

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

Construction and housing rehabilitation costs have risen steeply in the in the Portland metro area. Unlimited Choices found that per unit project cost were impacted by this region-wide rise in costs and projects cost more to complete. Multnomah County is now providing greater per unit funding for its rehabilitation projects.

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

Multnomah County's Policy Advisory Board (PAB) prioritizes CDBG projects that address the housing affordability crisis in East County. All our housing rehabilitation projects focus on the service needs of low- and moderate-income households. Our mission is to ensure that low-income households are able to live in housing that is accessible, affordable, and meets habitability quality standards. We are also committed to providing public services funding to prevent homelessness and provide supportive services and housing assistance when individuals and families experience homelessness.

**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.**

**Note:** *The City of Portland manages Multnomah County's HOME funds. Please see the city of Portland's CAPER for HOME reporting information. Multnomah County's reporting data is from the housing rehabilitation projects conducted by Unlimited Choices. 87% of Multnomah County's Housing Rehabilitation funds served extremely low and low-income households.*

**Table 4 – Number of Households Served**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	19	N/A
Low-income	3	N/A
Moderate-income	6	N/A
<b>Total</b>	<b>28</b>	<b>N/A</b>

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

Note: This section corresponds to Section AP-65 of the 2017 Annual Action Plan found on page 60:  
<https://www.portlandoregon.gov/PHB/article/656109>

The report must include an evaluation of the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

### **CAPER Narrative:**

*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. In FY 18-19, our key performance measures included:

- 4,513 people placed in permanent housing
- 75% of households retaining their housing at 12 months
- 5,020 individuals prevented from becoming homeless
- Average length of time (days) spent in homeless shelter, no more than 85 days
- 6,400 individuals access homeless services, who had not accessed homeless services in the previous two years
- No more than 27% of households moved from homelessness into housing that subsequently return 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. These agencies are central to our Point In Time unsheltered count effort. On January 23, 2019, that unsheltered count found 2,037 people, a 22% increase from the last unsheltered count in 2017. This increase may be due, in part, to the increased local investment in street outreach workers in our CoC. These outreach workers included staff specializing in DV, substance use, behavioral/mental health and peer support, and used Housing First, trauma-informed approaches to build relationships with vulnerable groups (families, youth, and adults with severe disabilities) interested in accessing resources. Outreach staff also responded to some of the 95,688 people who sought help through 211info over the phone, text, email, web search and mobile app (40,597 phone only). More than 41% of those who contacted 211info were seeking housing assistance, and of those responding to a question regarding homeless status, nearly 36% said that they were currently experiencing homelessness. Participants were entered into HMIS, assessed through coordinated entry and connected to appropriate housing and services.

In FY 2018-19, we prioritized using rapid rehousing funds (including HUD CoC and leveraged local resources) and outreach to landlords to reduce housing placement barriers. Outreach and engagement providers met regularly at an outreach subcommittee of the local CoC Board to discuss challenges and opportunities and to coordinate efforts. They participated in weekly coordination calls and in-person meetings among public safety, outreach and social service staff, and public space management to coordinate and identify services for vulnerable individuals. Bi-weekly Coordinated Entry case conferencing also served to plan outreach and engagement strategies around how to serve and locate those not yet engaged in services. The jurisdiction supported low-barrier day access centers that offer food and hygiene supplies for unsheltered people, which

were used as engagement sites for rapid rehousing. The largest of these, the day center at Bud Clark Commons served 7,100 individuals. The jurisdiction also funded long-standing street-to-home placement directly into permanent supportive housing using leveraged local, HUD CoC, and housing authority resources. The jurisdiction continued operating its existing coordinated access systems for survivors of domestic violence, homeless youth, families, and adults. Collectively, these programs helped more than 5,700 people in nearly 3,400 households move into permanent housing -- a 2% increase over the prior year. Existing outreach and housing placement strategies are highly effective, but limited in overall impact primarily by insufficient scale to meet a growing need. While the unsheltered population increased by 22%, the population in emergency shelter decreased by nearly 17%, and the overall HUD-homeless population decreased by nearly 4%. This reduction reflects our local commitment to and investment in effective strategies, as well as the good work of service providers. It is remarkable to see any decrease despite our community's increasing housing costs, stagnant/declining renter wages, and persistent structural racism. The jurisdiction will continue to assess required scale of response while pursuing expanded investment in affordable housing.

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

#### **CAPER Narrative:**

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. 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. In FY 2018-19, the jurisdiction served roughly 1,300 people in transitional housing, with 61% of exiting clients moving on to permanent housing. In FY 2018-19, the jurisdiction, through its CoC served more than 6,200 people in emergency shelter, a roughly 34% decline from the total served in the prior fiscal year. This is likely due to several factors, including the increased length of average shelter stays, as well as shift 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 that face challenges finding housing they can afford and retain.

**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**

#### **CAPER Narrative:**

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. Excluding domestic violence shelters, the average length of time spent in emergency shelter for people exiting shelter increased from FY2018 to FY2019 (from 41 days to 54 days). This increase is driven primarily by continued constraints in the regional housing market and continued difficulties with housing search and placement, especially for those with multiple barriers to housing. Unlike the results seen in shelter, the average length of time spent in transitional housing decreased slightly for leavers from FY2018 to FY2019 (from 209 to 205 days).

The jurisdiction, through our CoC, used the following strategies to reduce length of time homeless: expanded partnerships with street outreach, shelters, 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 beds 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 nearly 5,600 people in more than 3,200 households into permanent housing in FY 2018-19, a 14% increase over the prior year.

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 20 (from 4,922 in 2018 to 4,942 in 2019). Among available beds across the two years, there was an increase of 148 dedicated to people experiencing chronic homelessness (from 1,884 in 2018 to 2,032 in 2019).

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 has decreased -- from 28% in FY 17-18 to 24% in FY 18-19. 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 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. CoC providers routinely use HMIS to monitor and record episodes of homelessness of those who exit RRH, TH, PSH projects at 3-, 6- and 12-mos. Those 12-month retention rates have declined between local FY 2017-18 and FY 2018-19 (from 74% to 59%). However, the decline appears to be driven primarily by decreased contact rates, rather than an increase in those confirmed to have lost housing. Among those contacted, the 12-month retention rate was 89%, indicating that these continued efforts may improve future rates of returns to homelessness. We will work with providers in the coming year to significantly improve contact rates.

**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"**

## CAPER Narrative:

In FY 2018-19, 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.

The jurisdiction partnered with the local housing authority and county-funded services including criminal justice, mental health and addiction, chronic health, and developmental disabilities to roll out 99 new Mainstream Vouchers with a preference for people exiting institutions or other segregated settings. Referrals to prevention resources 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 7,200 people with prevention and diversion resources in local FY 2018-19, a 47% increase over those served in FY 2015-16.

HMIS-based system performance measures indicated that from local FY17-18 to FY18-19 the percentage of adults exiting projects with increased total income increased from 40% to 45%. 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.



## **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 is due to RAD and Section 8 conversions. 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.

Multnomah County does not manage or own Public Housing. Multnomah County 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 (with the exceptions of August and 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.

## **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 B]. 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 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. 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), 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 (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.

**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 provided \$4,000 during Program Year 2018-2019 to the Fair Housing Council of Oregon (FHCO) for its "Fair Housing Month" activities. FHCO sponsored an awareness campaign focusing on fair housing rights in Oregon. The FHCO launched a series of fair housing activities during April 2018 including, circulating the educational display, Anywhere but Here: The History of Housing Discrimination in Oregon through collaborative partners, including Multnomah County, city of Portland, Oregon Housing and Community Development, and other fair housing advocate organizations. The FHCO also sponsored a community lecture by writer Richard Rothstein on the history of housing discrimination in federal programs.

**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**

Monitoring of CDBG funded projects that include Public Services and Housing Rehabilitation involves on-site contacts, telephone, and e-mail using checklists and other tools to ensure compliance of federal requirements. On-site monitoring visits were conducted with all subrecipients in April and May 2019. Contracts, which outline requirements, are signed and in place before work begins. Technical assistance regarding to federal regulation is offered as projects begin and are conducted throughout the year. Public Facilities and Improvements were monitored for federal Davis-Bacon compliance. Originals of all monitoring files and correspondence are on file in the Youth & Family Services Division Office.

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 appropriate 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 began. 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. When possible, site visits are made as work is in process and upon completion of projects. Projects are also reviewed for contract procurements standards soliciting M/WBE 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 2018-2019.

#### **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 2018-2019 CAPER will be received through written submissions and a public hearing [See Attachment A].

Notice of the availability of Multnomah County's CAPER will be posted at the following locations for comments for a time period, which will exceed the required 15-day comment period. The Public Comment period will be from October 3 - November 13, 2019. This notice was also made available to the public through the DCHS' Youth & Family Services Division website and by posting at the following locations in East County:

Fairview City Hall, bulletin board in Public Works  
Troutdale City Hall, Public Works Office  
Wood Village City Hall, lobby bulletin board  
CDBG Funded Agencies, common areas  
El Programa Hispano Católico, common areas  
Community Energy Projects, common areas  
Unlimited Choices, Inc., common areas  
Human Solutions, common areas  
Community Alliance of Tenants, common areas

A public hearing will be held during the Multnomah County Commission on Economic Dignity meeting, from 4:30–5:00 pm, Wednesday, October 23, 2019. The location will be at the Multnomah Building, Room 126, 501 SE Hawthorne Blvd., Portland, OR 97214 . Community input and comments on the 2018-2019 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.

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

No.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A

DRAFT

## Attachment A

### Public Comments on 2018-2019 CAPER

A public hearing was held at the Multnomah County Commission on Economic Dignity meeting from 4:30– 5:00 pm, Wednesday, October 23, 2019. The location was the.

\_\_\_\_\_ (#) community members were in attendance at the public hearing. Comments received and staff responses, are detailed below:

**Commenter 1:**

**Staff Response:**

DRAFT

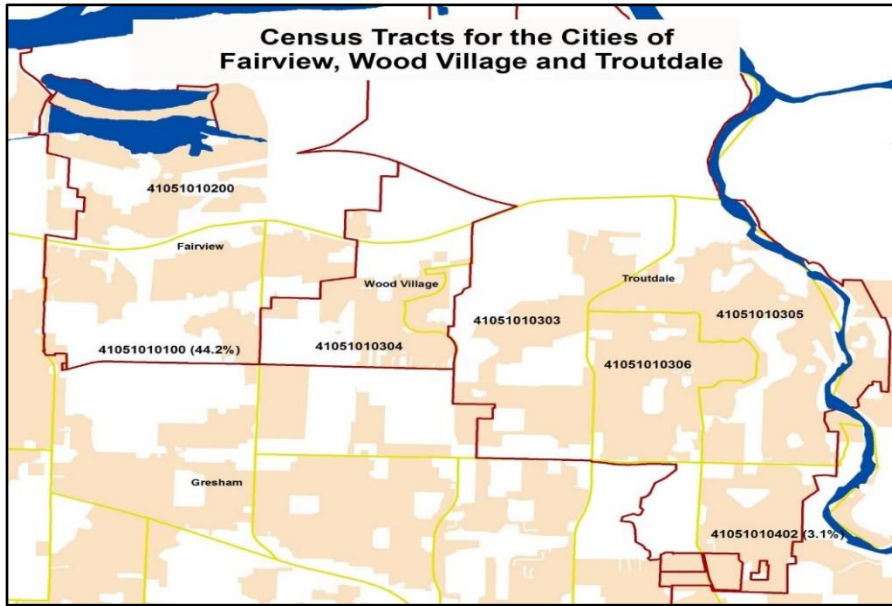
## ATTACHMENT B:

### **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

	<b>North Fairview</b>		<b>South Fairview</b>	
	<b># Households</b>	<b>% of Total</b>	<b># Households</b>	<b>% of Total</b>
<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, as described below) are L/M income persons.