

# Multnomah County Annual Action Plan

2025-2026



## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan is a required plan document that all jurisdictions that receive HUD federal funds are required to produce. This document is the fifth Annual Action Plan (for FY 2025-26/CDBG Program Year 2025) tied to the Consolidated Plan for the Portland Consortium for the five-year period covering 2021-25. The 2021-2025 Consolidated Plan was approved by HUD in August 2021. The Annual Action Plan provides details on how the recipients of the federal HUD funds intend to allocate the funding that is received. The Portland Consortium consists of the City of Portland (Lead), City of Gresham and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries).

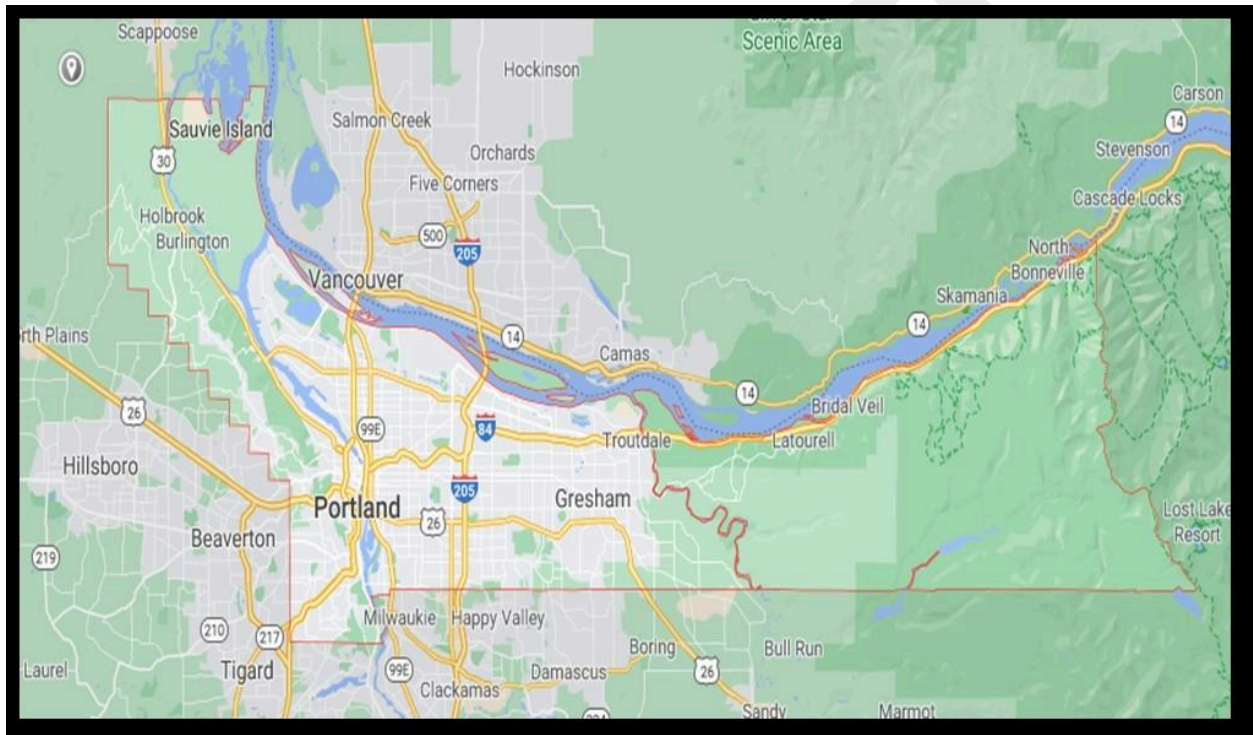
In Program Year 2025-2026, Multnomah County anticipates awarding approximately \$337,112.00 in CDBG funds from HUD to achieve the following national objectives:

- Provide a benefit to low-and moderate-income persons.
- Prevent or eliminate slum and blight areas.
- Meet an urgent need that threatens the health or welfare of residents.

Multnomah County's 2025-26 Annual Action Plan period is July 1, 2025 through June 30, 2026; and details the County's plans for CDBG entitlement funding. County HOME funds are detailed in the City of Portland's plan, but HOME funded projects are also referenced in the narrative pieces of the plan wherever applicable. This annual action plan establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2021-25 Consolidated Plan over \$75 million is expected to be available to the Portland Consortium through these programs, including allocations and program income.

Following are the relevant programs and the associated national objectives:

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



## 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

### Consortium Need #1

Affordable housing choice: The community needs safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

Associated Goal: Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity.

2025-26 Action Plan Target Goals: Rental units rehabilitated- **13 household housing units** and Homeowner housing rehabilitation- **18 household housing units**. A total of 31 rehabilitations, keeping people in their affordable housing. Multnomah County has an intergovernmental agreement with the City of Gresham and City of Portland to further support homebuyer assistance and housing opportunities using HOME funds, which are included in Portland's Consolidated Plan as the Consortium Lead.

## **Consortium Need #2**

Basic services and homeless prevention/intervention: There is a pressing need in the community to prevent and reduce homelessness and increase stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.

Associated Goal: Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability.

2025-26 Action Plan Goals: Public service activities to benefit 155 individuals. Rapid Rehousing will be funded using HOME-ARP funds, which are included in Portland's Consolidated Plan as the Consortium Lead.

## **Consortium Need #3**

Community and economic development: The community needs improvements to area infrastructure, facilities, economic opportunities, and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects will also support micro-enterprises and business development, as well as, public facilities, parks, and transportation improvements.

Associated Goal: Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.

2025-26 Action Plan Goals: Public Improvements- 97 individuals to benefit from this infrastructure improvement project taking place in Fairview, Oregon.

Please see **AP Sections 15, 20 and 35** of this Plan provide further detail on objectives and goals for this fiscal year. All projects aim to make progress toward established outcomes and goals in the Consolidated Plan 2021-25.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The consortium made up of the City of Portland, the City of Gresham and Multnomah County have made significant progress over the years in meeting needs of the community as we close out this 2021-2025 Consolidated Plan cycle. Multnomah County acknowledges the needs of low-moderate income residents and residents at risk of homelessness has increased within our communities. The organizational structure includes coordination between departments within the Consortium jurisdictions, as well as coordination with agencies outside the Consortium, including Metro, Joint Office of Homelessness Services and Home Forward. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure, and fostering a system and improvements to spur economic development. In addition to a regional approach to projects and programs, area residents have supported increasing local resources to address the affordable housing crisis in the form of housing bond measures, general funds, and fees. Additionally, Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and A Home for Everyone that focus on alleviating the suffering faced by populations experiencing homelessness. This combination of collaboration and local resources have helped the Consortium to actively address the affordable housing and economic prosperity needs of the community. The Consortium is absolutely committed to addressing the emerging and existing needs of the no and low-income residents of the community. Additionally, the Consortium prioritizes furthering racial equity for the Black, Indigenous and People of Color (BIPOC) residents. Support in native languages is provided through a culturally specific sub recipient and provision of materials in multiple languages by other subrecipients. Multnomah County will continue to focus on existing goals and objectives with its subrecipients:

- Increase access to affordable housing

- Support housing rehabilitation for vulnerable households
- Maintain existing housing for tenants
- Increase tenant advocacy, empowerment and education
- Provide improvements in deficient neighborhoods
- Correct accessibility deficiencies in public facilities
- Support social services for vulnerable populations
- Support training, prevention, and education programs
- Support Covid-19 recovery efforts with CDBG-CV funding

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

For the 2021-2025 Consolidated Plan the Consortium has relied on in person, virtual, hybrid hearings and on-line surveys for soliciting public comments. The primary goal is to provide citizens--especially low- and moderate-income citizens of the community where CPD-funded activities will take place-- an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects. Additionally, the Consortium makes available around the year 'Comment Card' to submit comments for public input. Outreach for all in person and virtual hearings involved a significantly increased effort to obtain public input by translating all flyers to English and Spanish, the top 2 most spoken languages in Multnomah County.

Further, the Gresham & Multnomah County consultation survey was translated into four different safe harbor languages: Spanish, Simplified Chinese, Russian and Vietnamese based on the Consortium language access guidance. Similarly, the Consortium has relayed on over the phone consultations, inputs from multiple task forces convened to address the needs created by the public health emergencies and a tailored "Consultant Survey."

2025 Community Need Hearings - The City of Gresham and Multnomah County conducted a joint Community Needs Hearing on November 13, 2024 to solicit public input. This hearing was directed to all residents of Gresham and East County as a whole, with translators and accommodations available if requested in advance. The hearing consisted of attendees from the community, subrecipients in support and other non-profit agencies. Attendees participated in a group discussion to share their experiences in

the community with City and County staff. Facilitators asked a series of questions to gather input and took notes to accurately record and summarize the groups' discussions. Following the discussion polls were used to determine participants' priorities. Overall, 11 individuals participated in the discussion and 11 participated in the polls. Attendees included local service providers, representatives from community organizations and other community members. Attendees discussed topics about Community Services, Economic Development, Critical unaddressed community needs and Infrastructure and Housing needs.

A joint public notice for the meeting was posted in the Gresham Outlook on October 11th, 2024. The public notice was translated in English and Spanish. All sub recipients received the flyers to share with their agency and interested clients. Attendees were encouraged to fill out the comment card to provide further feedback or share with their clients if they were unable to attend.

Fifth Year Action Plans for FY 2025-2026 Public Meetings - Multnomah County plans on holding its public hearing on April 23rd, 2025. The 30-day public comment period for the 2025-26 Annual Action Plan-Draft will open from April 24th, 2025, through May 24th, 2025. A public hearing meeting and public comment notice was published in the Gresham Outlook on April 11th, 2025. Any comments received by Multnomah County during the (30) day comment period will be incorporated into this report. In accordance with the HUD's Citizen Participation Plan (CPP), and in advance of the public comment period, the County published a summary of the proposed (draft) AAP on the Multnomah County website. The City of Gresham will hold its public hearing for their 2025-26 Annual Action Plan on June 4<sup>th</sup>, 2025. The 30 day comment period will be from May 1<sup>st</sup>, 2025 through June 4<sup>th</sup>, 2025. The City of Gresham City Council will review the plan at a public meeting on July 1, 2025. Updates can be found by visiting, <https://www.greshamoregon.gov/community-services/community-revitalization/>. The City of Portland will be conducting their public hearings in the next few months and dates are to be determined. Updates can be found by visiting <https://www.portland.gov/phb/consolidated-plan-and-action-plan>. Hearing notes from Multnomah County's April 23rd, 2024 hearing will be attached to this report after the PAB public hearing is conducted.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The Consortium makes a concerted effort to solicit public comments through needs hearing, public review of Consolidated Plan draft, regular forums like area oversight and/or advisory bodies and city council/ county board budget hearings and approval processes.

Comments from the Community Need Hearing on November 16th were varied; however, the majority of comments were focused on housing needs (affordable housing and barriers to having a choice of



housing), the need for additional community services, the lack of economic opportunities, affordable college options, daycare opportunities, job availability in the area, and concern for necessary infrastructure lighting and pedestrian street improvements. Overall participants agreed that housing with wraparound services to assist families in all areas where they're struggling are crucial to ending houselessness and poverty.

Regardless of the revision to mode of citizen participation/public comments, the majority of public comments have been about hardships imposed by the public health emergency, the plight of the population experiencing homelessness, and the continued lack of affordable housing options of all types and in all locations throughout Multnomah County. Notes from the Community Needs Hearing and public notice are attached.

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

All comments via public hearing, surveys and online submissions have been accepted by the jurisdiction and incorporated in the Action Plan.

## **7. Summary**

This 2025-26 Annual Action Plan provides a detailed list and description of the activities which will be conducted with the CDBG entitlement in Multnomah County for the 2025 program year, July 1, 2025 through June 30, 2026. All funding will be utilized to implement strategies and goals in the Consortium's 2021-2025 Five-Year Consolidated Plan.

A preliminary draft of Multnomah County's 2025-26 Annual Action Plan was made available on April 21, 2025 on the Multnomah County CDBG website. The Consortium has made every effort to extend opportunities to the public at large and to area service providers to comment and provide inputs for this Annual Action Plan. Besides the survey, a fall in person Community Needs Hearing was held in November 13<sup>th</sup>, 2024 and Annual Action Plan Hearings were held in April 23<sup>rd</sup>, 2025 with the approval of the Public Advisory Board members.

In summary the following feedback/engagement opportunities were offered:

- Fall Community Needs Public Hearing (Gresham & Multnomah County)- Nov 13<sup>th</sup>, 2024
- Community Survey/Comment Card- November 2024 – June 2025
- Publication of Action Plan Draft- Comment period, April 24<sup>th</sup>, 2025 through May 24<sup>th</sup>, 2025
- Multnomah County Con Plan Public Hearing (CDBG Policy Advisory Board)- April 23<sup>rd</sup>, 2025



DRAFT

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	MULTNOMAH COUNTY	
CDBG Administrator	MULTNOMAH COUNTY	County Human Services, Youth & Family Services Div

Table 1 – Responsible Agencies

### Narrative

As the designated lead agency for the CDBG Consolidated Plan, Portland Housing Bureau (PHB) coordinates and collaborates with the jurisdictional partners for plan preparation and relevant administrative tasks. Portland is also the Consortium lead in the HOME grant; and handles the allocation among consortium partners and administration of HOME Funds. Multnomah County currently has an intergovernmental agreement with the City of Portland to partner the County's HOME allocation with Portland to leverage resources to support increasing and preserving affordable housing for Multnomah County residents. For this PY2025 the City of Portland will be administering the share of Multnomah County's HOME funds in the estimated amount of \$142,529 geared towards the construction of affordable multi-family units.

Each of the three jurisdictional partners get their own CDBG entitlement funds and hence allocate and administer respective allocations independently, but in close coordination with each other. For the upcoming fiscal year (FY2025-2026), HOPWA and ESG funds will be managed by the Consortium Lead, Portland Housing Bureau.

### **Consolidated Plan Public Contact Information**

Fanny Rodriguez-Adams

Multnomah County

209 SW 4th Ave, Suite 200

Portland, Oregon 97204

[cdbg@multco.us](mailto:cdbg@multco.us)

Office: (503)988-7440

DRAFT

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

This section outlines consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed people and publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs.

The Portland Consortium includes representatives from the City of Portland, the City of Gresham, and Multnomah County. They participate in regional planning efforts concerning all aspects of needs and opportunities covered by this Consolidated Plan, including economic development, transportation, public services, special needs, homelessness, and housing. Needs far exceed resources, so the Consortium members have worked together to make decisions and set long-term priorities. Coordination within the jurisdictions also consisted of input and review from the Portland Housing Advisory Commission, the Fair Housing Advocacy Committee, Renter Services Commission, the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. The preparation of this report was also coordinated with Home Forward, Joint Office of Homeless Services (JOHS), Prosper Portland, area housing service providers, area non-profits, and other stakeholders. Their comments and input are reflected in discussions throughout the Consolidated Plan. The County engages with broadband providers, residents, county programs, elected officials and other jurisdictions to identify and address broadband access gaps. This work is coordinated by a Multnomah County Digital Access Coordinator who was consulted about needs and strategies for the 2025-26 Annual Action Plan. CDBG staff also attend a regional Digital Equity Roundtable to champion equitable statewide access and adoption of broadband services when those are available in our region. Multnomah County is taking action on climate resilience and environmental justice concerns that impact the most vulnerable communities on the East side of the County. Below are some of the initiatives that the County is currently working on to achieve as well as programs already in place to achieve climate resilience and environmental justice.

- Climate Justice by Design: <https://www.multco.us/sustainability/climate-justice-design>
- Clean air standards: <https://www.multco.us/dchs/wood-burning-exchange>
- Emergency Management:  
<https://www.multco.us/care-when-its-cold/severe-weather-and-homelessness>
- 100% renewable energy: <https://www.multco.us/sustainability/100-renewable-2050>
- Utility assistance: <https://www.multco.us/dchs/energy-services>

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

Representatives of the Consortium of the City of Portland, City of Gresham and Multnomah County participate in regional planning efforts concerning all aspects of needs and opportunities covered by this Annual Action Plan as well as the 2021-25 Consolidated Plan, including housing, public services, homelessness, special needs, economic development, and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing and supportive services. Coordination efforts and planning processes are reflected in discussions throughout this annual plan. In preparing the Consolidated Plan, the Consortium consulted with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons).

These consultations occurred in the course of regularly-occurring meetings of the Portland Housing Advisory Commission, A Home for Everyone Coordinating Board, the Fair Housing Advocacy Committee, renter Services Commission, the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. Consultations occurred with both housing and service providers and several culturally specific providers in the area. The Consortium in previous program years was awarded CARES Act funding and as part of implementing programs for COVID-19 relief, consultations included brainstorming strategies with stakeholder groups for both immediate response and long-term recovery. At these sessions, along with CARES funding, feedback was sought for priorities and strategies for HUD entitlement funds as well. It is expected that Latino Network will spend down all their CDBG-CV funds in PY24 for rent and utility assistance and there will be no further funding to administer in PY25. HOPWA will be managed by Portland Housing Bureau. HOPWA program funds are distributed to two contracted providers, Cascade AIDS Project and Central City Concern, that oversee the delivery of housing assistance and related supportive services to low-income persons living with HIV/AIDS (PLWHA) and their families. Cascade AIDS Project (CAP) is the oldest and largest community-based provider of HIV services, housing, education and advocacy in Oregon and Southwest Washington. Through this grant, CAP provides supportive housing services. Central City Concern (CCC) is a nonprofit agency serving single adults and families in the Portland metro area who are impacted by homelessness, poverty and addictions. CCC's Supportive Housing Program combines housing with health and recovery services, as well as on-site resident services. All CCC's Supportive Housing programs have on-site staff and an array of resident services, including new move-in orientation, tenant education, eviction prevention, community building and service coordination.

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

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

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

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

The Consortium works closely with the Collaborative Applicant of the Continuum of Care (planning for allocation and use of Emergency Solutions Grant (ESG) funds). The ESG Program is designed to assist people with quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness. The provider being contracted this fiscal year to carry out ESG activities is Transition Projects Inc. Day Center (TPI) the largest provider of homeless shelter services in Multnomah County. TPI provides individuals with the support services, resources and tools they need to end their homelessness, secure housing, and maintain that housing. In 2023-24, TPI announced they were successful in housing 600 homeless individuals find permanent housing. The housing department operates across agency's service locations: the resource center, Doreen's place, Bud Clark Center, Clark Center Annex, S.O.S. shelter, Jean's Place, and Willamette Center; and in the community through outreach and home visits.

Housing assistance provides rent and deposit assistance to people experiencing, and at-risk of, homelessness. Participants are assessed and provided case management support to ensure they will be able to remain in housing. TPI has robust programs that serve homeless and at-risk veterans and their families. These services span throughout four counties including Multnomah, Washington, Clackamas, Oregon and Clark County, Washington.

These ESG funds will continue to contribute success to their growing housing placements, shelter bed expansions, in person day center services and serving area veterans. ESG policies and procedures were created and are updated periodically in cooperation with the Consortium. Guidelines ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by all three entities. The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to address homelessness more effectively. As per the newly adopted CoC Action Plan, a specific strategy, Strategy 3.1 address the need to develop and tracking performance HMIS reporting measures:

- 2a. Developing Vision and Process for Project Performance (1) Select an individual, ad-hoc committee, standing committee, or CoC Board member to lead these efforts. (2) Narrow the focus of this effort by: (a) Developing a clear definition of project performance. (b) Determining, at a high level, how we will measure progress and success. (c) Determining how we can align this high-level vision with HUD expectations and other efforts ongoing in the community and other funding streams. (d) Factor in participants possibly having alternate definitions of success (e) Determining how equity considerations will be built into evaluation.
  - 2b. Vision Statement and Board Approval Develop a vision statement for this work focusing on the impact we are hoping to achieve. Provide a clear set of tasks, expected outcomes, and due dates to return to the CoC Board for approval.
  - 2c. Develop and Implement Performance Evaluation Tool Review current renewal project performance measures used in rating and ranking along with historical changes from previous iterations of the CoC Board. Joint Office staff analyze project performance data and/or score applicants, based on criteria established by CAC. Projects are scored and ranked.
  - 2d. Use the Results to Impact System Performance Develop a plan for improving project performance. This could include providing additional training to grantees, developing new tools and resources, or changing the way that projects are funded.
- 
- 2a. Developing Vision and Process for Project Performance (1) Select an individual, ad-hoc committee, standing committee, or CoC Board member to lead these efforts. (2) Narrow the focus of this effort by: (a) Developing a clear definition of project performance. (b) Determining, at a high level, how we will measure progress and success. (c) Determining how we can align this high-level vision with HUD expectations and other efforts ongoing in the community and other funding streams. (d) Factor in participants possibly having alternate definitions of success (e) Determining how equity considerations will be built into evaluation.



- 2b. Vision Statement and Board Approval Develop a vision statement for this work focusing on the impact we are hoping to achieve. Provide a clear set of tasks, expected outcomes, and due dates to return to the CoC Board for approval.
- 2c. Develop and Implement Performance Evaluation Tool Review current renewal project performance measures used in rating and ranking along with historical changes from previous iterations of the CoC Board. Joint Office staff analyze project performance data and/or score applicants, based on criteria established by CAC. Projects are scored and ranked.
- 2d. Use the Results to Impact System Performance Develop a plan for improving project performance. This could include providing additional training to grantees, developing new tools and resources, or changing the way that projects are funded.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	CITY OF PORTLAND / BHCD
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Other government - Local Community Development
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Portland is the Consortium lead and works closely with the Consortium partners on all aspects for the Consolidated Plan and Action Plans.
2	<b>Agency/Group/Organization</b>	COMMUNITY ENERGY PROJECT INC

	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through regular partnerships, surveys, and public meetings.
3	<b>Agency/Group/Organization</b>	HUMAN SOLUTIONS, INC./WILLOW TREE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through regular partnerships, surveys, and public meetings.
4	<b>Agency/Group/Organization</b>	City of Maywood Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Maywood Park is part of Multnomah County's Policy Advisory Board team, attends the Annual Action Plan approvals yearly and contributes to collaboration efforts.
5	<b>Agency/Group/Organization</b>	FAIR HOUSING COUNCIL OF OREGON
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Multnomah County staff attends quarterly FHAC meetings to discuss strategies to assist the homeless population and affordable housing efforts. FHCO also has a representative on the Consortium's Fair Housing Advocacy Committee, along with representatives from each jurisdiction.
6	<b>Agency/Group/Organization</b>	UNLIMITED CHOICES INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through regular partnerships, meetings, and surveys.
7	<b>Agency/Group/Organization</b>	COMMUNITY ALLIANCE OF TENANTS
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted as a sub-recipient through regular meetings and notices. CAT is an important provider of education and advocacy for tenants to prevent eviction and ensure house habitability. CAT provides Fair Housing information to tenants.
8	<b>Agency/Group/Organization</b>	City of Fairview
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Fairview's planning documents related to economic development, parks, and housing were reviewed as part of the 2025-26 Community Needs assessment.
9	<b>Agency/Group/Organization</b>	City of Wood Village
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Wood Village's planning documents related to economic development, parks, and housing were reviewed as part of the 2025-26 Community Needs assessment.
10	<b>Agency/Group/Organization</b>	MULTNOMAH COUNTY

	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County
--	---------------------------------------	---



<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Broadband Needs</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Multnomah County's CDBG program receives reports and program information from all county departments regarding community needs. Multnomah County offers social, medical, and housing services to a variety of population groups, including homeless households, disabled persons, veterans, older adults, and those with mental health challenges. Multnomah County Department of Community Justice (DCJ) provides social and housing services to individuals who are on parole/probation and those who are leaving the justice system. DCJ staff offered input to the development of the 2021-25 Consolidate Plan. DCJ staff also are consulted on population's housing needs by the Joint Office on Homelessness Services (JOHS). Non-profit and business organizations are notified about the work of the JOHS. There is an on-going outreach effort with the Portland Business Alliance to address homelessness issues in downtown Portland.</p>

1 1	<b>Agency/Group/Organization</b>	GRESHAM
	<b>Agency/Group/Organization Type</b>	Other government - Local Regional organization Planning organization Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through regular partnerships, meetings and plans. City of Gresham is part of the Consortium and works closely to carry out all aspects of the Annual Action Plan and Consolidated Plan.
1 2	<b>Agency/Group/Organization</b>	Ziply Fiber
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Broadband Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ziply Fiber currently participates in the Affordable Connectivity Program (ACP). All Ziply Fiber residential broadband data products are eligible to receive the ACP benefit of up to \$30 per month in subsidy. However, Ziply Fiber offers an exclusive package for ACP eligible households that includes 200/200 Mbps and an in-home WiFi router at \$0 out of pocket cost to the customer. If a resident lives in our service area and is eligible, they can receive our offering. However, I believe the biggest barrier is many that are eligible for an offer like ACP or are ACP offering are not aware it exists.

1 3	<b>Agency/Group/Organization</b>	City of Troutdale
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Troutdale planning documents related to economic development, parks, and housing were reviewed as part of the 2025-26 Community Needs assessment.

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

No agency was excluded during this consultation by Multnomah County or the Consortium. Staff worked thoroughly to ensure advance publication of meetings and other opportunities to contribute.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Joint Office of Homelessness Services (Multnomah County)	The Continuum of Care works to alleviate the impact of homelessness in the community (Need) and create stability through the cooperation and collaboration of social service providers (Goal). This effort aligns with the Strategic Annual Action Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing	Portland Consortium	Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)
A Home for Everyone; A Comprehensive Plan	Multnomah County	Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability in those at risk. (Goal)
Community Economic Development Plan	Prosper Portland	Community and Economic development (Need); Infrastructure, facilities, economic opportunity (Goal)
Moving to Work	Home Forward	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

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

## Narrative

The Consortium contacted every type of agency required. No agency types were excluded from the survey and hearing invitations. Multnomah County works closely with other local, regional, state, and federal entities is a priority to Multnomah County and is in regular consultations via meetings, surveys and email exchanges as a regular practice.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

Citizen participation was encouraged through two public Need Hearings, three jurisdiction Action Plan hearings, the Portland budget hearing, Gresham City Council meeting and service provider consultations. For the Need Hearings special attention was given to making the hearings accessible and known by non-English speaking citizens. All of the events were advertised in the Portland Tribune and/or Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged through surveys and comment cards. Gresham and Multnomah County's online survey was available in English and Spanish and comment cards were translated into Spanish, Simplified Chinese, Russian and Vietnamese to encourage participation from diverse members of the community. See attachments for affidavits of public notices.

The Fall Needs Hearing for Gresham and East Multnomah County on November 13<sup>th</sup>, 2024 helped the Consortium develop a list of needs and the needs raised by the community were then categorized into relevant groupings. This organized list of needs was then matched against the current Consolidated Plan (2021-2025) goals to see if there was any gap. Based on this exercise that was conducted by the group, it was clear that the current goals captured the needs of East County residents well. Accessibility accommodations and translation are offered for all meetings. As of January 1, 2023, all public hearings returned to in person. When in-person meetings are held all meeting locations are ADA accessible.

The public involvement process is contained in the Citizen Participation Plan (CPP). The CPP was adopted in the 2021-2025 Consolidated Plan. The public participation process for the Annual Action Plan follows the CPP guidelines. The current CPP is an exhibit of the current five-year Consolidated Plan and will guide the future public participation processes. The consortium partners also consulted with existing citizen committees and task forces that address community needs relevant to this Action Annual Plan. All consortium partners are participating members of the Fair Housing Advocacy Committee, a Portland committee that includes jurisdictional representatives from Gresham and the County, as well as community members and representatives from local service providers.

The City of Gresham and Multnomah County held a joint Community Needs Hearing to gather input on priorities for the 2024-25 Annual Action Plan. Attendees participated in a group discussion to share their experiences in the community with City and County staff. Facilitators asked a

series of questions to gather input and took notes on chart paper to record and summarize the group's discussion. Following the discussion, participants were given stickers and instructed to place stickers on the notes to indicate which items discussed were the highest priorities. The highlighted numbers in the notes indicate the total number of votes each discussion item received. Overall, 11 individuals participated in the discussion. Attendees included staff members from local service providers, representatives from community organizations and community members. Notes of that meeting will be attached to this report.

#### **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
-------------------	-------------------------	---------------------------	---------------------------------------	-------------------------------------	---	----------------------------

1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, and others</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>November 13, 2024</p> <p>Community Needs Hearing: 11 community stakeholders, 4 jurisdictional staff attended the Multnomah County and City of Gresham needs hearing.</p>	<p>Needs and priorities of the attendees included: Need of community services and infrastructure improvements that make space for more recreational activities, traveling safer for bicyclists and pedestrians, including bike lanes, adding non existing sidewalks, better lighting and traffic calming improvements such as speeding red light cameras, particularly in</p>	<p>All comments accepted, please view meeting notes for comments.</p>	
---	----------------	--	---	---	---	--



				<p>high-speed areas of Gresham and Rockwood areas.</p> <p>Providing more wrap-around services such Economic Development opportunities, Job Training, Vocational Programs and Eviction Prevention services in connection with housing assistance were identified as a priority to assist the unhouse population. Affordable housing opportunities.</p>		
--	--	--	--	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				A full summary of the comments is provided in the attachments.		

2	Online Survey and Online Comment Card	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Simplified Chinese, Vietnamese, Russian</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Community Needs Survey and Comment Card, November 2024 to May 2025. The comment card was available as an online survey and a fillable PDF that could be completed via computer and emailed or printed and mailed into the jurisdictions. Information on how to comment with links to the City's website and online surveys were provided to the Community Revitalization contact list, which includes</p>	<p>Key issues mentioned included housing needs such as the lack of affordable housing, more assistance with homeownership assistance homelessness, need for public services, economic development and infrastructure needs. A full summary of the comments is provided in the AD-26 Administration Citizen Participation Comments attachments.</p>	<p>All comments were accepted, please see supporting document for comments.</p>	<p><a href="http://www.surveymonkey.com/r/conplan">www.surveymonkey.com/r/conplan</a> comments</p>
---	---------------------------------------	--	--	--	---	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			subrecipients, local non-profits and other stakeholders who has expressed interest in the Annual Action Plan.			

3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>On April 23, 2025 at 1:00pm Multnomah County CDBG held its Policy Advisory Board Meeting for the 2025-2026 Annual Action Plan: We will have staff members attend from the nonprofit subrecipients, 5 confirmed Policy Advisory Board members composed of City of Wood Village, City of Fairview, City of Troutdale, Maywood Park, District 4 Commissioners Office and 2 Multnomah</p>	<p>No comments were received at this hearing. A summary of the meeting can be found in supporting documents under Citizen Participation Comments in AD-26 Administration under Administration Citizen Participation Comments.</p>	<p>All PAB members comments will accepted and included in the 2025-26 AAP before submission to HUD.</p>	
---	----------------	---	--	---	---	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			County Staff members. This meeting was offered in person at the City of Wood Village City Hall large meeting room.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A large newspaper advertisement was published in The Gresham Outlook on 4/11/2025 informing the public of the availability of the draft Annual Action Plan, the date and time of the public hearing to review the draft plan, and the dates of the 30-day public comment period.</p>	<p>A detailed list of public comments and questions from this hearing are included in the attachment section to this plan entitled Citizen Participation Comments.</p>	<p>All comments will be accepted and included in the 2025-26 AAP.</p>	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Local Broadband Service Providers</p>	<p>Online outreach was targeted towards Relevant local agencies and organizations as well as community members through updating the <a href="http://www.multco.us/cdbg">www.multco.us/cdbg</a> website.</p>	No comments were received.	<p>Any comments received by email at <a href="mailto:cdbg@multco.us">cdbg@multco.us</a> will be included in the 2025-26 AAP.</p>	<a href="https://www.multco.us/cdbg">https://www.multco.us/cdbg</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Multnomah County's CDBG program, as part of the HOME Consortium with the city of Portland and city of Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Housing rehabilitation activities are highly leveraged. In recent program years, Multnomah County has leveraged almost four times the amount of CDBG-expended funding from other sources – County General Fund, other federal, state/local, private, and in-kind.

The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

The programming of these funds followed the required Citizen Participation Plan processes.

#### Anticipated Use of Publicly-Owned Land/Property (SP35)

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

It is anticipated that funding levels will be similar over the five years of this Consolidated Plan. These anticipated amounts are noted in the chart below. As all funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, these figures are subject to change.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	337,112.00	0.00	0.00	337,112.00	337,112.00	Multnomah County's CDBG funds are expended on Public Infrastructure, Admin & Planning, Housing, Public Improvements, and Public Services. The county does not make expenditures on Economic Development or Acquisition. Multnomah County's CDBG funds are expended on Housing Rehabilitation, Public Infrastructure Improvements, Public Services and staff Admin/Planning. The county does not make expenditures on Economic Development or Acquisition. The programming of these funds followed the required Citizen Participation Plan processes.

Table 1 - Expected Resources – Priority Table

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

Multnomah County, as part of the HOME Consortium with the Cities of Portland and Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Rehabilitation and public services are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In many cases, projects are funded in order to expand the geographic reach into Multnomah County's Urban County areas, and this is done through leveraging existing countywide investments and infrastructure. The County's CDBG federal allocation consistently leverages a significant amount of local state and federal resources into our entitlement community. For example, in the 2024-2025 fiscal year, Multnomah County leveraged over eight times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The City of Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds. Multnomah County's CDBG Policy Advisory Board prioritizes leverage and additional resources in its rating and approval of all Housing Rehabilitation, Public Infrastructure, and Public Services projects. Public Infrastructure projects that are planned in Wood Village and Fairview normally match CDBG funds at 40-50% leverage rate. Public Service and Housing Rehabilitation projects are normally at 50% or higher leverage rate. In the months and years ahead, community-wide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunities and resources to support housing stability and reduction in homelessness.

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

The county's Joint Office of Homelessness Services (JOHS) is making efforts to identify vacant land owned by the City of Portland, Prosper Portland (formerly Portland Development Commission), State of Oregon, Multnomah County, and agencies within these jurisdictions that would be appropriate for affordable housing, in-kind leverage, or as another resource for affordable housing. Publicly and privately owned buildings, institutions and churches are also identified for temporary housing and shelter partnerships.

Cook Plaza, the future East County Homelessness Service Center was acquired in December 2022 by Multnomah County, fulfills a longstanding goal to provide services for unsheltered individuals in East County. On February 27<sup>th</sup>, 2025 the County of Multnomah submitted a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal funds. On March 17<sup>th</sup>, 2025 HUD approved the Environmental Review Assessment after no objection comments were received. The total renovation budget for the Cook Plaza project is \$8.4 million, which includes the \$1,666,279 HUD CPF award and an additional \$6,693,721 in local funding, to complete this \$8,360,000 project. The 17,000 square foot building has three floors and a large parking lot, making it uniquely positioned to meet the needs identified by providers and the community. Since its purchase, the building has been used as a temporary shelter during extreme weather events while final planning and design for the necessary renovations to open the facility full-time were underway. The need for an East County service location is well

documented. While homeless resources are concentrated in Portland, marginalized communities have been displaced to East County. This trend, paired with data showing declining poverty rates in the western portions of the county and increases in the east, clearly indicates that services must also shift, anchored and located near providers and supports. In March 2024, JOHS received notice of the approved Housing of Urban Development (HUD), Economic Development Initiative (EDI), funds for specifically targeted for facility improvements towards Cook Plaza. Cook Plaza will be primarily a day-use center that will provide onsite case management, housing referral, provide food, kitchen to prepare meals, onsite showers, laundry service, storage lockers, and more in day use. The existing building will have an extensive remodel. The remodel will include 8 new restrooms (including 7 showers), laundry facilities, a kitchen and kitchenette, common spaces, and offices to support the building and program use. The project will include upgraded HVAC, electrical, and plumbing systems, upgraded water service, interior finishes, a partial siding and window replacement, a roof replacement, a new entry for the Day Use Center, and an on-site generator. This scope also includes infrastructure enhancements and privacy improvements for the POD outdoor Village. The Shelter POD Village will have 28 units that can accommodate up to 42 individuals. Site improvements will include a green space, a covered outdoor community area, and new privacy fencing. Construction has begun, project is estimated to begin Spring of 2025 with a completion target date of Winter 2025.

Multnomah County will ensure that services are available on site at the Cook Plaza that are innovative, trauma informed and flexible social services to help residents maintain housing stability and support their self-sufficiency. Services will likely include,

- Assistance accessing mental health resources
- Eligible Public Assistance resources
- Alcohol and drug treatment and recovery health navigation
- Connections to area workforce, employment, and higher education
- Food security and assistance
- Criminal record expungement
- Employment services through WorkSource Centers and others
- Transportation assistance resources
- Community activities and dinners
- Safety Net Services

The social economic support services and affordable housing align well with the community input we received at the Community Needs Hearing

on November 13, 2024.

## **Discussion**

These revenue estimates are based on Fiscal Year 2025-26 budget projections and CDBG Program Year 2025 federal allocation. There was no reportable program income for FY2024-25. Budgeted amounts by goal and project are below.

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

Adapt-A-Home (\$61,823) includes programming of \$56,203 and \$5,620 of admin

Mend-A Home (\$96,556) includes programming of \$87,778 and \$8,778 of admin

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

Tenant Education/Community Alliance of Tenants (\$14,410) includes \$13,100 of programming and \$1,310 of admin

Weatherization and Energy Education/Community Energy Project (\$11,550) includes \$10,500 of programming and \$1,050 of admin

Willow Tree Housing Stabilization (\$31,907) includes \$26,700 of programming and \$5,207 of admin

### **Goal 3: Infrastructure, Employment and Anti-Poverty**

City of Fairview (\$80,000) – Sidewalk improvement Project

### **Other Projects (Admin)**

Consortium Administration/Portland Housing Bureau (\$5,000)

Multnomah County CDBG Program Administration (\$36,866)

TOTAL for PY2025 Annual Action Plan = \$337,112

DRAFT

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$158,379.00	Rental units rehabilitated: 14 Household Housing Unit Homeowner Housing Rehabilitated: 18 Household Housing Unit
2	Reduce homelessness and increase stability	2021	2025	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$57,867.00	Public service activities other than Low/Moderate Income Housing Benefit: 155 Persons Assisted
3	Infrastructure, employment, and anti-poverty	2021	2025	Non-Housing Community Development		Community and economic development	CDBG: \$80,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 97 Persons Assisted

Table 2 – Goals Summary

#### Goal Descriptions



1	<b>Goal Name</b>	Increase and preserve affordable housing choice
	<b>Goal Description</b>	The total of \$143,981 in addition to \$14,398 in administration. Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity.
2	<b>Goal Name</b>	Reduce homelessness and increase stability
	<b>Goal Description</b>	The total for programing is \$50,300 in addition to \$7,567 in administration. Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability.
3	<b>Goal Name</b>	Infrastructure, employment, and anti-poverty
	<b>Goal Description</b>	The total of \$80,000.00 includes no administration for this strategic plan goal. Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents.

\*The remaining funds not captured in the table above consists of \$5,000 towards administrative Consortium Lead for the Portland Housing Bureau and \$35,866 in administrative internal CDBG support for the Department of County Human Services making our total

DRAFT

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

### **Introduction**

The 2025-26 Annual Action Plan outlines projects that meet needs identified in the 2021-25 Consortium Consolidated Plan as well as priorities of Multnomah County's CDBG Consortium Cities – Wood Village, Fairview, Maywood Park, Troutdale and other unincorporated areas of Multnomah County. Each Consortium city jurisdiction has planning documents and priorities that outline business, transportation, housing, health, public safety, and parks/recreation needs.

The following projects were selected for CDBG Program Year 2025. The Multnomah County Policy Advisory Board recommends the allocation of CDBG funds to specific projects, and advises on guidelines and procedures for Multnomah County and the Consortium partners. These activities are designed to improve Multnomah County's neighborhoods and increase its capacity to address the needs of low- and moderate-income households, including special needs groups, seniors, and persons with disabilities. Please note Goal #1 and Goal #2 include programming and administrative totals.

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

Adapt-A-Home (\$61,823)

Mend-A Home (\$96,556)

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

Tenant Education/Community Alliance of Tenants (\$14,410)

Weatherization and Energy Education/Community Energy Project (\$11,550)

Willow Tree Housing Stabilization (\$31,907)

### **Goal 3: Infrastructure, Employment and Anti-Poverty**

City of Fairview (\$80,000) – Sidewalk Improvement

### **Other Projects (Admin)**

Consortium Administration/Portland Housing Bureau (\$5,000)

Multnomah County CDBG Program Administration (\$35,866)

**TOTAL for PY2025 Action Plan = \$337,112**

#	Project Name
1	Adapt-A-Home (Unlimited Choices, Inc.)
2	Mend-A-Home (Unlimited Choices, Inc.)
3	Tenant Education (Community Alliance of Tenants)
4	Weatherization and Energy Education Workshops (Community Energy Project)
5	Willow Tree Housing Stabilization Services (Our Just Future)
6	NE Lincoln St Improvement Project (City of Fairview)
7	Portland Housing Bureau, City of Portland Consortium Administration
8	Multnomah County CDBG Program Administration

**Table 3 – Project Information**

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

In this fifth year of the five-year Consolidated Plan, CDBG project recommendations and funding allocations were made by program staff after a review of subrecipient performance. A part of this review process was consideration of the ability of project applicant organizations to successfully achieve objectives and administrative demands. These recommendations were brought to the Multnomah County CDBG Policy Advisory Board (PAB) on April 23, 2025 for review and approval. The PAB is composed of representatives of the Consortium cities – Fairview, Wood Village, Troutdale and Maywood Park and a representative from the Multnomah County’s District 4 office. Allocations were made in the following prioritized categories: Public Services, Housing Development/Rehabilitation, and Public Facilities and Improvements. The County gives priority to projects that promote investment in low-income neighborhoods, leverage additional resources for revenue, preserve affordable housing, and provide social services to low- or moderate-income households. The main obstacle to providing services to all income-eligible individuals and families is the lack of funding and resources to serve all those who are potentially eligible.

**AP-38 Project Summary**  
**Project Summary Information**

DRAFT

1	<b>Project Name</b>	Adapt-A-Home (Unlimited Choices, Inc.)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$61,823.00
	<b>Description</b>	Adapt-A-Home renter or owner occupied homes (up to \$5,000 per unit) to make 14 homes permanently accessible to persons with disabilities (below 80% MFI) and to keep people with disabilities independent and out of institutions. The program makes accessibility modifications such as adding wheelchair ramps, handrails and grab bars, installing roll-in showers and raised toilets, and widening doorways. The PY2025 Program total is \$56,202.60 plus \$5,620.26 in admin costs making the grand total of \$61,823.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 14 households including renters and mobile homeowners and or traditional single family homeowners housing units will receive accessibility emergency home repair improvements to their homes. Program will serve majority seniors and or people with disabilities, these households are composed of families below 80% MFI.
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
2	<b>Planned Activities</b>	Minor Renter and homeowner housing rehabilitation and administrative activities to carryout the work.
	<b>Project Name</b>	Mend-A-Home (Unlimited Choices, Inc.)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$96,556
	<b>Description</b>	Emergency home repairs for low-income homeowners (up to \$5000 per unit) to improve housing conditions and habitability. Mend-A-Home PY2025 funds have been allocated at \$87,778 and Admin at \$8,778. The grant total with administrative and admin costs will be \$96,556.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This housing rehab project will assist 18 renter and property homeowners, including mobile home owners, receive critical accessibility improvements to their homes such as repair structural, plumbing, mechanical or electrical systems showing obvious signs of deterioration, roofing that's severely deteriorated, as well as exterior porches and stairs. Most beneficiaries are low-income households, many which include seniors, children, and individuals with disabilities.
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	<b>Planned Activities</b>	Emergency home repairs for low-income renter and homeowners to improve housing conditions and habitability. Program will serve households earning below 80% MFI.
<b>3</b>	<b>Project Name</b>	Tenant Education (Community Alliance of Tenants)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$14,410.00
	<b>Description</b>	Provide support and information to renters who are experiencing a landlord/tenant dispute, have questions regarding renters' rights, or need Fair Housing information/referral services. The PY2025 Program total is \$13,100 plus \$1,310 in admin costs making the grand total of \$14,410.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 30 households that will call the renters hotline with questions regarding renters' rights, or need Fair Housing information/referral services. Beneficiaries are composed of female head households with children, seniors, individuals with disabilities.
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.

	<b>Planned Activities</b>	Beneficiaries receive information on tenant rights, participate in workshops, learn to conduct self-advocacy, and receive referrals to Fair Housing Council of Oregon. Administrative activities also included to carry out the work.
4	<b>Project Name</b>	Weatherization and Energy Education Workshops (Community Energy Project)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$11,550.00
	<b>Description</b>	Provide educational training sessions to 100 individuals on how to weatherize their homes for the heat and winter and provide weatherization supplies for low-income households at or below 80% Median Family Income (MFI). The PY2025 Program total is \$10,500 and \$1,050 in admin costs making the grand total of \$11,550.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 115 individuals composed of 50 household's majority being female head households that will participate in workshops and receive free materials to carry out small measure weatherization techniques for their homes. Workshops provided in multiple languages to serve the diverse community of East Multnomah County.
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	<b>Planned Activities</b>	Weatherization education workshops will be offered to tenants and home owners. Low-income beneficiaries will receive free materials to weatherize their homes against the heat and cold. Administrative activities also included to carryout the work.
5	<b>Project Name</b>	Willow Tree Housing Stabilization Services (Our Just Future)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$31,907.00



	<b>Description</b>	Staff at Willow Tree apartments to deliver supportive case management services towards housing stabilization to 9 households living at Willow Tree to remove barriers to permanent housing and prevent homelessness. The PY2025 Program total is \$26,700 plus \$5,207 in admin costs making the grand total of \$31,907.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist 9 low income households at or below 80% MFI (approximately 27 individuals) experiencing housing and stability barriers.
	<b>Location Description</b>	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	<b>Planned Activities</b>	CDBG funds to support Willow Tree staff in delivering housing stability and supportive services to low-income households with significant barriers to permanent housing. Households will increase their knowledge of self-sufficiency and permanent housing stability. Administrative activities also included to carryout the work.
6	<b>Project Name</b>	NE Lincoln St (3 <sup>rd</sup> -5 <sup>th</sup> St) Sidewalk Improvement (City of Fairview)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, employment, and anti-poverty
	<b>Needs Addressed</b>	Community and economic development
	<b>Funding</b>	CDBG: \$80,000.00
	<b>Description</b>	The project includes installation of 505 feet of new sidewalk and curb ramps along the south side of Lincoln Street between 5th street and just east of 3th street. This project will connect with 3rd street which has existing sidewalk on west side of 3rd street via one (1) new curb ramp. Eight (8) catch basins will be impacted and re-adjusted due to new sidewalk installation on NE Lincoln Street. Four (4) water meters will be relocated to be in sidewalk panels to meet the City's construction standards. Four (4) driveways will be renovated due to new sidewalk installation. This project will use other local City of Fairview funds of \$106,500 to leverage the completion of these sidewalks.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The total number of unduplicated persons/households from Multnomah County service area directly served by the project, below 80% MFI (includes those below 50% MFI: 97 local community members. Multnomah County CDBG cost per low and moderate income beneficiary \$825/resident (based on a \$80,000 grant.)
	<b>Location Description</b>	Infrastructure project to benefit most community members of Fairview and surrounding cities of Troutdale and Wood Village.
	<b>Planned Activities</b>	Infrastructure Improvements (ADA Improvements)
<b>7</b>	<b>Project Name</b>	Portland Housing Bureau, City of Portland Consortium Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$5,000.00
	<b>Description</b>	Intergovernmental agreement with the City of Portland to manage the administrative and planning tasks associated with the Portland Consortium's Consolidated Plan/Annual Action Plan.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	None.
	<b>Location Description</b>	Portland Housing Bureau headquarters location; 1900 SW 4th Ave #7007, Portland, OR 97201.
	<b>Planned Activities</b>	Consortium lead for City of Portland, City of Gresham and Multnomah County.
<b>8</b>	<b>Project Name</b>	Multnomah County CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$36,866.00

<b>Description</b>	Multnomah County grant management administrative to effectively achieve CDBG goals, including general oversight and coordination, contracting, environmental reviews, data and reporting.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Multnomah County grant management to effectively achieve CDBG goals, including CDBG oversight coordination and contracting, environmental reviews, data and reporting.
<b>Location Description</b>	Multnomah County, DCHS office; 209 SW 4th Ave, Suite 200, Portland, OR 97204.
<b>Planned Activities</b>	Funding for internal County staff to effectively plan, administer funds and report on the CDBG funds.

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

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

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

### **Geographic Distribution**

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

**Table 4 - Geographic Distribution**

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

Multnomah County's CDBG Consortium includes the cities of Maywood Park, Fairview, Troutdale, and Wood Village as well as unincorporated areas outside of the cities of Portland and Gresham. Each of the CDBG Consortium cities has comprehensive plan documents that reflect its community needs and planning priorities. The need for affordable housing in east Multnomah County is much greater than noted in our previous 2016-20 Consolidated Plan. Gentrification, displacement, and rising housing costs in Portland have had an enormous impact on population growth in the other jurisdictions and unincorporated areas of the Multnomah County Consortium. There are also region-wide economic and employment changes that have also affected east Multnomah County over the past decade, which have contributed to a decline in housing conditions in some areas and an increase of higher-priced housing in other areas. Multnomah County CDBG geographic priorities are identified in planning documents developed by each of the cities in the Consortium. The Multnomah County Policy Advisory Board also reviews and makes decisions about projects related to addressing community needs.

### **Discussion**

The Consortium affirms the importance of affirmatively furthering fair housing, by investing resources not only in low- and moderate-income areas, but creating housing opportunities for households with

lower incomes in more affluent areas of the county.

DRAFT

DRAFT

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

In Multnomah County, barriers to affordable housing include high rents that exceed market rate, low vacancy rates, complex landlord tenant laws and construction deficiencies to name a few. Multnomah County works to eliminate barriers to affordable housing in multiple ways to address the complex barriers the community continues to face post pandemic. In particular 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. At the same time, lower rental rates in East County than in other parts of the jurisdiction have also drawn new low-income residents to locate here when moving to the area. This is reflected in the growing number of East County residents who are experiencing poverty.

According to the 2023 United States Census Bureau, the poverty rates for two of the Multnomah County CDBG Consortium jurisdictions exceed the county-wide average of 12.9% poverty rate, similar to the state average of 12.2% and the national average of 11.1%. – Wood Village (15.6%) and Fairview (14.4%). Troutdale (8.7%) and Maywood Park (5.3%) have poverty rates below the average. This data will be part of the 5 year Estimates from the American Community Survey. Multnomah County uses a coordinated access system for community members seeking housing and related social determinants of health services, particularly for those experiencing homelessness or at risk of facing eviction. This system, managed by the Joint Office of Homeless Services (JOHS), aims to streamline the process and ensure equitable access to resources. Key components of the system include standardized assessments, like the Multnomah Services and Screening Tool (MSST), and case conferencing to match individuals with appropriate housing and support services. Multnomah County uses a coordinated access system for community members seeking housing and related social determinants of health services, particularly for those experiencing homelessness or at risk of facing eviction. This system, managed by the Joint Office of Homeless Services (JOHS), aims to streamline the process and ensure equitable access to resources. Key components of the system include standardized assessments, like the Multnomah Services and Screening Tool (MSST), and case conferencing to match individuals with appropriate housing and support services.

Multnomah County is committed to empowering all of its community residents to find affordable housing. The Department of County Human Services has launched the Housing Search Tools & Strategies for Overcoming Barriers to Housing. Those looking for tips and tools may navigate the website to empower themselves in the search. The tool also provides connections to local nonprofit agencies that can help in the search. <https://multco.us/info/housing-search-tools-strategies-overcoming-barriers-housing>

**Actions it planned 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**

Barrier: Global COVID-19 Pandemic has exacerbated the affordable housing and economic crisis at the local and national levels. Strategy: Multnomah County has focused on deploying all available federal resources, American Rescue Plan Act funding, and the reallocation of other local funding sources to support housing and financial stability, particularly for households of color and low-income households. Actions have included: The Multnomah County Board voted on where to direct \$22.74 million in the County's last allocation of federal American Rescue Plan dollars.

Barrier: Lack of an affordable housing supply makes impediments to Fair Housing choice more pronounced. Strategy: In 2018, voters approved a \$652.8 million affordable housing bond measure to create permanently affordable homes across Washington, Clackamas, and Multnomah counties. Metro is working with local partners and communities to bring affordable homes to 12,000 people: seniors, families and veterans. Multnomah County as the responsible entity for the new 85 unit construction of the Troutdale Apartments is in the process of securing some of these Metro bond funds. See the Portland Metro Housing Bond for additional investment priorities and strategies to improve outcomes for underserved communities.

Barrier: Lack of diverse and affordable housing choices for Oregon residents. Strategy: House Bill 2001 (HB 2001) also known as the Middle Housing Bill was signed into law, August 2019, by Oregon's previous Governor Kate Brown. HB 2001 aims to provide Oregonians with more housing choices, especially housing choices more people can afford. The law, passed by the 2019 Oregon Legislature, expands the ability of property owners to build certain traditional housing types, like duplexes, in residential zones. Medium cities with a population between 10,000 and 25,000 and outside the Portland Metro boundary are required to amend codes to allow duplexes on residentially zoned lots that allow the development of detached single-family homes by June 30, 2021. House Bill 2003 requires Oregon cities with a population of over 10,000 residents to update their Housing Needs Analysis (HNA) every six years. Housing Needs Analysis audit reports for the Multnomah County CDBG cities with a population larger than 10,000 are below:

City of Troutdale Housing Needs Analysis: <https://www.troutdaleoregon.gov/commdev/page/housing>



City of Fairview Housing Analysis: <https://www.fairvieworegon.gov/DocumentCenter/View/4947>

## Discussion

Multnomah County investment priorities include in PY2025 include:

- Providing CDBG funds each year for the rehabilitation of owner-occupied and tenant occupied housing for people of low and moderate-income
- Providing CDBG funds each year to tenant education hotline and legal tenant protection resources
- Awarding HOME funding to a nonprofit land trust to ensure that single-family homes purchased are affordable to low-income, first-time homebuyers, and remain affordable at resale.
- Assist low-income homeowners and renters with home retention services including weatherization upgrades
- Multnomah County's Department of County Human Services division funds the Bienestar de la Familia (The Wellbeing of the Family) Program to provide culturally responsive and linguistically appropriate case management, employment search, and mental wellness services to the growing diverse communities and the community at large.
- Multnomah County, the City of Portland, Home Forward and the Joint Office of Homeless Services in partnership with 211info, legal service providers, tenant rights organizations and culturally responsive and specific organizations developed a new Rapid Eviction Response program during the pandemic to support tenants facing eviction in maintaining their housing. This partnership and services are continuing post pandemic and incorporating lessons learned and enhanced supports that arose during the crisis. As part of this, in PY2025 Multnomah County is funding emergency rent assistance, case management, tenant advocacy and legal services. Home Forward opened their affordable housing waitlist. Home Forward will accept applications for the Housing Choice Voucher (HCV) waitlist and waitlists for 13 Home Forward apartment communities starting Tuesday, April 15<sup>th</sup>, 2025 through Monday, April 21<sup>st</sup>. 2025. More information on <https://www.homeforward.org/waitlists/>

DRAFT

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

### **Introduction**

The gentrification of Portland's neighborhoods and the increase of low-income and vulnerable households have had a major impact on housing affordability in the cities of Maywood Park, Fairview, Wood Village and Troutdale. The number of homeless individuals and households with children is also increasing in East County, but the current social services infrastructure struggles to meet the demand for housing and social services. Multnomah County investments include projects to assist families achieve self-sufficiency and increase earning capacities. During the 2025 program year, the fifth year of the Consolidated Plan period of 2021-2025, the Consortium will take actions planned to address the following needs and priorities.

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

Multnomah County has budgeted millions of dollars of its FY2026 General Fund resources to help resolve the issue of homelessness within the County. The City of Portland and Multnomah County are also jointly funding the Joint Office of Homeless Services (JOHS) to oversee the Continuum of Care and other efforts to assist homeless individuals and families. Multnomah County contracts for public services and housing resources with a variety of non-profit providers and utilizes an array of local, state, federal, and foundation funds to bring services to low and moderate income households.

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

Multnomah County collaborates with the City of Portland to develop affordable housing and has executed an IGA with the City of Portland for management of its HOME-ARP funds. And has an IGA with City of Gresham for its HOME funds which will target homeownership for low income families. The Consortium will continue to work to leverage potential funding sources to increase the supply of affordable housing, and work as a region to foster and maintain existing affordable housing stock.

For Program Year 2025, Multnomah County plans to direct its HOME allocation of approximately (\$142,529), including associated administrative funds, to the City of Gresham to support projects and programs in their service area while the City of Gresham performs regulatory and compliance activities.

Multnomah County funds will support the City of Gresham's current HOME funding priorities, homeownership programs, tenant-based rental assistance and affordable housing development and rehabilitation projects. All County HOME funds should be targeted toward vulnerable individuals and families who are homeless or in danger of homelessness, and particularly to avoid

secondary displacement in East County.

If County HOME funding is placed in housing development projects Housing developers receiving County HOME funds should include County programs in their marketing plan by notifying County HOME staff prior to lease up; County HOME staff will share the information with County program staff in DCHS, DCJ, JOHS, and the Health Department.

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

The Multnomah County CDBG program is in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Multnomah County provides in excess of \$5,000 in rehabilitation assistance. Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices. Multnomah County is a party to the HUD Regional Lead Paint grant administered by the City of Portland. Both Multnomah County sub recipients with CDBG-CV funds have lead-based paint training certifications from HUD. If any site was to be in need of further lead-based paint inspection the subrecipient would have to hire out for this type of work. It is estimated in PY2025 there will be no further CDBG-CV funds to continue rent and utility assistance.

As of April 22, 2010, HUD and the U.S. Environmental Protection Agency (EPA) collaborated on a new Lead-Based Paint Rule called Renovate, Repair and Paint Rule (RRP). This is an EPA/HUD certified training process (402 of TSCA, 40 CFR Part 745, Subpart L) that is required for all contractors and construction workers working on homes built before 1978. This rule went into effect April 22, 2010.

Multnomah County's Health Department conducts lead-based paint hazard reduction services in the community. The Health Department also conducts free lead blood tests for children and treats low-income families who have lead-related medical issues. Community members can call the Multnomah County Lead Line by calling 503-988-4000 to speak to someone if they have a concern about lead in their home or would like to learn more about lead hazards. <https://www.multco.us/health/lead-poisoning-prevention/lead-paint>

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

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

Multnomah County will continue to work towards advancing racial equity and eliminating the multitudes of disparities East Multnomah County is facing.

Multnomah County's annual budget process for Fiscal Year 2026 is underway, and Chair Jessica Vega Pederson is working to develop an executive budget that reflects our community's values and priorities by funding human services initiatives, reduce family poverty, and increase community safety and early learning opportunities for young children. Multnomah County faces a \$22 million deficit, a 3% cut to County Services and Staff for FY26. The Chair's office announced the upcoming budget engagement survey opportunity inquiring for public comments for Fiscal Year 2026. That survey closed after March 3rd, 2025. There will be more opportunities to participate in public hearings by visiting the Chairs website.

The Chair's draft of the Multnomah County's budget will be released April 24, 2025. Following that, the Board of Commissioners will work for several weeks — including dozens of public work sessions and three community hearings — to complete the budget. The final budget will be adopted on June 12, 2025. The Multnomah County's Board Executive Budget can be viewed after June 12<sup>th</sup>, 2025 by visiting; <https://multco.us/info/fy-2026-budget>

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

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

Multnomah County will continue to hold annual meetings with subrecipients to assess current community conditions impacting low- and moderate-income households. These discussions include updates on social services accomplishments in working with the population and identification of service gaps or needs in the community.

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

In 2013, leadership from the City of Portland, City of Gresham, Multnomah County, and Home Forward

created a renewed plan for ending homelessness in our community, called A Home for Everyone: A United Community Plan to End Homelessness in Multnomah County (AHFE). The plan chartered a new coordinating board to provide shared oversight of our community's work to end homelessness. The board is led by an executive committee, comprised of elected officials from Portland, Gresham and Multnomah County; leadership from Home Forward and Meyer Memorial Trust; as well as representatives from the faith and business community. That Coordinating Board and its Executive Committee, with leadership from local jurisdictions, developed a comprehensive action plan in spring 2015. The Action Plans, identify the specific numeric targets, policies, and financial investments that would likely be needed to achieve a fifty percent reduction in street and shelter homelessness over a three-year period.

Multnomah County is a member of the National Association for County Community and Economic Development (NACCED) is a nonprofit organization that provides education, training and technical assistance opportunities, advocacy services to local governments and state housing agencies related to CDBG and other HUD funded programs such as HOME and ESG. NACCED's vision is to act as the premier organization empowering local governments to create thriving and sustainable communities. Their strategic goals include; (1) Expand the diversity and scope of NACCED membership to ensure the organization's long-term sustainability. (2) Provide relevant professional development, technical assistance, and educational resources. Lastly, (3) serve as an effective conduit between members and stakeholders to create and advocate for sustainable communities and equitable economies.

The County participates in the Comprehensive Economic Development Strategy (CEDS), which spearheads strategies that encompass whole communities and neighborhoods, including outreach to residents and businesses. Strategies are cross-cutting, recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation. The County will continue to participate in regional strategies. Multnomah County is a member of the Continuum of Care and will continue to provide input and act on recommendations. Acting alone and with City of Portland and the City of Gresham, Multnomah County encourages partnerships across public and private sectors.

## **Discussion**

The East Portland metro area is seeing continued displacement of low-income and vulnerable families, defined as members of protected classes, from infrastructure rich neighborhoods, as a result of households moving to find more affordable housing, including housing affordable to working families. Multnomah County investments include projects to assist families achieve self-sufficiency and increase earning capacities. Projects included in this Annual Action Plan speak to those efforts.

In addition, Multnomah County works closely with long-term partner providers to reach out to persons in need, including in language and culturally specific methods. Participating in regional transportation and economic efforts, the County seeks to create vibrant hubs and to increase employment, including local entrepreneurs. The County continues a strong monitoring practice to maximize the efficacy of

funded efforts.

DRAFT

## Program Specific Requirements

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

#### Introduction

The specific allocations for various projects are finalized as part of the Policy Advisory Board adoption process. Multnomah County receives HOME funding through the Consortium. Multnomah County and City of Gresham enter into an IGA related to HOME funds and the projects City of Gresham will be funding for that fiscal year. Routinely 20% of the CDBG entitlement allocation is for administration and 80% of the CDBG funds are used for activities that benefit persons of low and moderate income.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
---	---



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

80.00%

## Discussion

It is estimated the PY2025 CDBG grant award will be \$337,112, to carry out programming and admin CDBG work in Multnomah County. The total 20% admin cap of the grant totals \$62,831. The overall programming benefit of 80% is calculated for PY2025, in total of \$274,281.



**Carpenter Media Group  
OREGON**

NEW MAILING ADDRESS - P.O. Box 45, West Linn, Oregon 97068

**SEE EXHIBIT A**

P.O. Box 45 West Linn, OR 97068  
Phone: 503-684-0360 Fax: 503-620-3433  
E-mail: [legals@commnewspapers.com](mailto:legals@commnewspapers.com)

### **AFFIDAVIT OF PUBLICATION**

State of Oregon, County of Multnomah, ss I,  
Kristine Humphries, being first duly sworn,  
depose and say that I am the Principal Clerk  
of the **Gresham Outlook**, a newspaper of  
general circulation, published in Multnomah  
County, Oregon, as defined by ORS 193.010  
and 193.020, that

**Owner: City of Gresham**  
**Description: Notice of Community Needs**  
**Hearing**  
**Ad#: 341204**

A copy of which is hereto annexed, was  
published in the entire issue of said  
newspaper for 1 week(s) in the  
following issue(s):  
**10/11/2024**

Kristine Humphries (Principal Clerk)

Subscribed and sworn to before me this  
10/11/2024.

NOTARY PUBLIC FOR OREGON

Acct #: 100682  
**Attn: Rachel Nehse**  
GRESHAM, CITY OF - COMMUNITY DEVEL-  
OPMENT  
1333 NW EASTMAN PKWY  
GRESHAM, OR 97030



**Notice of Community Needs Hearing**  
Annual Action Plan FY 2025-26



The Portland Consortium, which includes the City of Gresham, City of Portland, and Multnomah County, is beginning its Annual Action Plan process for FY 2025-26. The 2025-26 Action Plan is the fifth of five Action Plans in the 2021-25 five-year Consolidated Plan. The process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the federal Department of Housing and Urban Development (HUD)'s formula block grant programs, Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), to address ascertained community needs.

The purpose of these hearings is to collect community feedback regarding the housing, infrastructure, economic and social service needs of area residents and prioritize those needs during the preparation of the consortium partners' 2025-26 Action Plans. For each jurisdiction, call or review website for instructions regarding public testimony, meeting times, website registration and phone information.

**City of Gresham & Multnomah County Community Needs Hearing**  
**Wednesday, November 13, 2024, 5:45 P.M.–7:45 P.M.**  
Multnomah County East Building  
Sharron Kelley Conference Rooms A & B  
600 NE 8th Street  
Gresham, OR 97030

To register in English  
<https://tinyurl.com/CommunityNeeds2024>

Para registrarse en Español  
<https://tinyurl.com/Necesidades24>

Dinner will be provided for attendees and childcare will be available upon request. The Consortium partners are committed to providing meaningful access. To request childcare, translation, interpretation, modifications, accommodations, or other auxiliary aids or services, call 503-618-2814, email [Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov) or indicate the need for these services on your online registration at least three days prior to the meeting.

For additional information on the Annual Action Plan process or the Gresham & Multnomah County community hearing contact [Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov) (Gresham) and [cdbg@multco.us](mailto:cdbg@multco.us) (Multnomah County).

For additional opportunities to provide comments visit: <https://greshamoregon.gov/Community-Revitalization/>

**City of Portland CAPER & Housing Needs Hearing**  
**Wednesday, October 23, 2024, 4:00 P.M.–4:50 P.M.**  
Portland Housing Bureau  
1900 SW 4th Ave, Suite 7007  
Portland, OR 97201

For information on how to register, or to submit written comments please contact  
Uma Krishnan, via e-mail:  
[uma.krishnan@portlandoregon.gov](mailto:uma.krishnan@portlandoregon.gov)

*This is a hybrid meeting that can be attended in person, or remotely.*

The City of Portland is committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 503-823-5312, or Relay: 711, three days prior to the meeting.



## Multnomah County & City of Gresham Community Needs Hearing

Thursday, November 13, 2024, 5:45 PM - 7:45 PM

Multnomah County East Building

Sharron Kelley Conference Rooms A & B

600 NE 8<sup>th</sup> Street

Gresham, OR 97030

**Gresham Facilitators:** Ashley Miller, Rachel Nehse

**Multnomah County Facilitators:** Fanny Adams, Lolita Broadous

### Summary

The City of Gresham and Multnomah County held a joint Community Needs Hearing to gather input on priorities for the 2025-26 Annual Action Plan. Attendees participated in a group discussion to share their experiences in the community with City and County staff. Facilitators asked a series of questions to gather input and took notes on chart paper to record and summarize the group's discussion. Following the discussion, participants were given stickers and instructed to place stickers on the notes to indicate which items discussed were the highest priorities. The highlighted numbers in the notes indicate the total number of votes each discussion item received. Overall, 11 individuals participated in the discussion. Attendees included staff members from local service providers, representatives from community organizations and community members.

### Community Services

- **Recreation Activities:** Participants expressed a need for recreational activities for both youth and adults.
  - **Rockwood** was identified as an area that lacks recreational opportunities. (2)
  - Participants noted a need for **indoor activities** that are safe in Winter when it is cold and gets dark early. The community needs new spaces that host activities like libraries, community centers, and senior centers.
  - **Sports activities** for youth like Eastside Timbers are a high need, as public schools lack enough sports programs to support students.
  - More **diverse activities** are needed, especially in Wood Village. The community could benefit from things like chess classes or a variety of sports, not just soccer. (1)
  - **Programs that serve adults** and/or are multigenerational can help people feel more connected to their communities and improve quality of life. (2)
- **Childcare:** Many community members have trouble with the lack of affordable childcare, especially childcare that is connected with the public schools. Many parents are forced to only have one working parent due to how expensive childcare can be. Transportation from school to the childcare provider is also an issue for parents. Programs that pick up the children from school for afterschool care or offer on-site care would be better for working families. (3)
- **City Community Events:** City events that include service providers would be helpful so community members can come learn about resources that are available for them and service providers have the opportunity to network and connect with the community. (1)
- **Need for More Resources:** Service providers have seen a drop in the resources available since the pandemic.
- **Homeownership Center:** There is a need for a homeownership center in East County to help residents learn about homeownership, how to buy a home and what resources are available for them, like IDAs or down payment assistance programs. (1)

### Economic Development

- **Jobs for Youth:** There needs to be job opportunities for young people and teens, including after school jobs and mentoring or apprenticeship programs to help kids explore career opportunities.

- **Microenterprise Assistance:** There is a high demand for small business assistance, but there are not enough resources to fund those programs. A representative from MESO attended and noted their waiting list is so long they had to close it because there is too much demand for their program. (2)
- **Makers Space:** East County could benefit from a makers space that community members can access.
- **Job Creation & Training:** There is a need for job training around unconventional or emerging jobs, as well as jobs that are “future-proof” and won’t become obsolete. Mentorship or apprenticeship programs could help youth develop skills and get an idea of what career paths would be good for them.
- **Facilities to Host Services:** East County needs more community spaces to host these services in places that are convenient and safe for attendees.

## Infrastructure

- **Lighting:** There is a lack of continuous lighting in many areas, so pedestrians feel unsafe walking at night because often some or most of their path is unlit.
- **Traffic Safety Improvements:** Participants identified several specific areas where traffic safety improvements are needed:
  - 181<sup>st</sup> & Burnside- There is a bike path that suddenly ends in a high traffic area, making it unsafe for bicyclists
  - Tree Hill Condos- There is a one-way path that isn’t well marked and cars pull down it the wrong way regularly (1)
  - Troutdale at 257<sup>th</sup> Near Cherry Park- Potholes are really bad in this area. They get “repaired” each year, but always fall apart again.
- **Speeding and Red Light Cameras:** Participants expressed a need for speeding and red light cameras to discourage unsafe driving.
- **Multimodal Transportation Improvements:** There needs to be improvements to make transportation safer for alternative types of transportation: walking, bikes, scooters, etc.
  - **Safety-** There are many areas where it is too dark and cars are going fast, making it unsafe for people using these transportation methods.
  - **More greenways** and safe paths for pedestrians, cyclists and scooters would improve safety. (1)
  - **Rental Scooters** in areas to connect people from transit to other locations. For example, Trimet to Mt Hood Community College. (1)
- **Parking:** There is a lack of parking available in many areas where there is high density housing. Participants noted the Rockwood Market Hall has a lack of parking and it harms businesses operating there. Without spaces for their customers to park, it is difficult for them to draw in business.
- **Parks:** Areas where affordable housing is built and/or refugees are placed in housing often lack access to green spaces. One participant noted there is a complex at 160<sup>th</sup> and Stark that is in a rough area that lacks parks and resources, but refugees keep being placed there even though the area does not meet their needs.
- **Boys & Girls Club:** The space feels unused and could be better utilized to assist residents in Gresham and East County. People don’t know it’s there and/or cannot afford to access it.
- **Gresham/Portland Border:** The area around 162<sup>nd</sup> Avenue on the border between Gresham and Portland feels neglected, like neither City puts resources into that area.

## Housing

- **Affordable Housing:** There is a need for more affordable housing in general. Attendees noted that even “affordable” units aren’t affordable for many working families and that affordable units tend to be in undesirable areas with higher crime and without access to resources, parks, transportation, etc. There is a need for services in connection with housing to ensure people have their needs met and can be connected with assistance to help stabilize them. Affordable units also have expiring affordability periods, so we lose affordable units from the market.

- **Fair Housing & Education:** There are many property managers who violate tenant's rights and tenants do not understand their rights, so they are unaware they're being treated unfairly. Education for both tenants and property managers is needed and there should be ways to hold property managers accountable when they are being unfair.
- **Financial Literacy:** Low income residents and youth need financial literacy education to avoid getting into debt, understand how debt works and learn strategies for getting out of debt and saving money.
- **Homeownership:** Participants shared a need for more homeownership opportunities spread across different housing types:
  - **Condos and higher density housing** are a more affordable option for homeownership, but there are not many condos available. They can be good for people who do not want to maintain a house and yard, but still want to build wealth through the equity in their home. (1)
  - **Single family homes and townhomes** with yards are better for families.
  - **Rent to own** programs could be good to help people build credit and create a new path to homeownership.
  - **Community land trusts** like Proud Ground can be a good way to help lower income people become homeowners.
  - **Homeowner education** is important for people to be able to understand how to navigate the homebuying process. Many people don't realize there are assistance programs that can help them like IDAs or down payment assistance programs. Some residents may be able to qualify for a 1<sup>st</sup> mortgage, but don't know. Others may need **credit recovery assistance** to help them prepare for homeownership, but don't know where to start. (4)
- **Home Maintenance Education:** Classes teaching people how to do DIY home repairs can help low income homeowners keep their homes safe and well maintained. Home maintenance can be intimidating and expensive to hire a contractor for. (1)
- **Renter Instability Impact on Youth:** When renters have to move around a lot, it can be their children frequently change schools. This negatively impacts students, especially those with IEPs or other special needs, because they don't get the assistance and accommodations they need.
- **Housing with Services:** Affordable housing needs to be paired with services for all residents to assist them with moving forward out of their current circumstances. Often housing with services does not have enough funding to provide services to all residents, or the needs of some residents are so high there are not enough resources to go around.

## Critical, Unaddressed & Changing Community Needs

**Alternative Housing:** Many seniors and low income residents are choosing "alternative" housing like RVs because housing is too expensive. There are not programs to help repair RVs, so they have trouble maintaining their housing and are at risk of becoming unhoused or living in an unsafe vehicle. (1)

**Vehicle Repairs:** There are many programs for housing costs, but none that can cover vehicle repairs. If a low income household is hit with a \$1000+ mechanic bill, they may be unable to pay it and will lose their transportation, which can lead to losing their job or access to certain resources.

**Financial Support:** Residents need more access to programs that can assist them financially with saving for buying a home or emergencies. Things like IDAs can help people save for long term goals and some can be borrowed from in an emergency, but residents are unaware they exist. (1)

**Youth Skill Building:** Youth have skills we should be investing in. They need assistance to expand their skillsets to turn their talents into careers. For example, some teens are interested in and skilled at car repair, but need help accessing education, tools, licenses, etc so that they can turn that into a career.

**Flexible Funding:** Commenters noted the OHP Flex Funds can sometimes be more flexible and can assist with rent, utilities, car repairs, etc. There is a need for more programs like this.

**Property Debt:** Funds owned to a former landlord can be a huge barrier to housing for unhoused families. People often owe months of back rent, lease break fees, court fees, costs associated with damage to the unit or belongings they left behind when evicted. These costs can often be over \$10,000 per household and there are not assistance funds that can help. (1)

**Energy Assistance:** Past due utility bills can put people's housing at risk if utilities are shut off. Programs that help reduce energy bills are important to help keep utility bills affordable.

**Ethics Training and Accountability for Property Managers:** Property managers aren't being held accountable when they violate tenant's rights. There is a need for more training and consequences when practices are unfair.

**Tenant Education:** Tenants need assistance understanding their rights so they can identify when they are being discriminated against. (1)

**Home Forward Oversight:** Home Forward is the 3<sup>rd</sup> largest landlord in the state and has the most evictions. There needs to be more oversight to ensure their tenants are being treated fairly.

**Assistance for Middle Income Families:** Middle income families cannot afford to buy homes. There is a need for assistance programs that target them to assist them with homeownership opportunities.

**Tool Library:** Resources like a tool library can be important to help homeowners maintain their homes themselves. (1)

**Resource Education:** There needs to be education around all available resources in one place because people have diverse needs and it can be really difficult to navigate what is available. (2)

## Priorities

*Note: Not all attendees used all of their votes during this portion of the meeting. Votes were combined into broader categories for ranking.*

Need	Votes
Homeownership Assistance	6
Recreation	5
Childcare Connected with Schools	3
Education for Rights & Resources	3
Multimodal Transportation Improvements	2
Microenterprise Assistance	2
Community Events	1
Traffic Safety Improvements	1
Home Maintenance Education	1
Alternative Housing Assistance (RVs)	1
Financial Support for Emergencies	1
Property Debt Assistance	1

**Community Needs Survey  
City of Gresham/Multnomah County  
Fall and Winter 2024 Response Summary**

The survey received 14 responses from local residents and service providers. Respondents were asked to answer narrative questions regarding community needs in specific service areas, then were asked to rank each area based on overall importance.

**General**

General comments highlighted a need for a wide range of services in Gresham and East Multnomah County. Responses indicated a need for community partnerships to coordinate services, improved weather event response, a makerspace, youth recreation programs and more stabilization services. Affordable housing was also highlighted as a high need and comments noted that many “affordable” units are not truly affordable for working families. Increases in energy prices and the need for sustainable energy options were also identified as a need.

**Rental Housing**

Comments received noted that there is a high need for regulation around rental housing to keep units safe, maintained and affordable. Many responses encouraged county-wide caps on rent increases and expressed concern around large corporate landlords flooding the market and prioritizing profit over the community’s wellbeing. High application fees for background checks and credit screening were identified as barriers to housing for low income residents and comments noted again that affordable units are not truly affordable for many low income households. Comments also highlighted the need for supportive services offered with housing to help at-risk residents maintain housing.

**Homelessness Prevention**

Responses expressed a need for homeless services that assist those served in becoming self sufficient to move them permanently out of homelessness. There is a need for more safe, long term transitional housing programs that are well managed and can help transition clients to living independently. Mental health support, addiction services, job training, childcare, assistance with expunging criminal records and home repair services were all identified as services needed to help residents maintain their housing.

**Homeownership**

Comments noted a lack of supply of housing available for low-income residents to purchase and stressed the importance of homeownership for building generational wealth and moving residents out of poverty. Commenters encouraged funding for more homeownership opportunities, including programs for people over 80% MFI and



encouraged partnerships with organizations like Habitat for Humanity that add to existing housing stock. Responses also identified a need for debt counseling, mortgage assistance and programs that can help eliminate barriers to home ownership. It was also noted that there is a need for foreclosure prevention programs, which are not currently widely available.

### **Emergency Shelter**

Responses received indicated there is a need for increased funding to support shelters in offering programming to assist clients with getting back on their feet. There is a need for services that allow clients to stay with their partners, families and pets, especially drug rehab programs and shelters that are safe and inclusive. Shelters should be designed with community input and buy in to ensure they meet the needs of the community and can partner with existing organizations to make use of underutilized spaces and create community around shelters.

### **Economic Opportunity**

Comments noted a need for classes and workforce training to help residents attain living wage jobs, including programs for marginalized youth to train, intern or work in trades while they are in school. Programs that teach repair and maintenance skills can make participants more marketable in the workforce and help them save money by maintaining their own homes and vehicles. Programs should be forward thinking to help residents plan for jobs that will be sustainable in the long run and should work with existing local programs that are already doing work in the community such as MESO, YouthBuilders, BEAM Village and BluePrint Foundation.

### **Public Infrastructure**

Many comments stressed the need for community centers and green space in Gresham and East Multnomah County. Comments also noted the need for safe accessible sidewalks and transportation safety improvements. Safety improvements on the Springwater Trail and the need for a makerspace to help teach repair, maintenance and reuse skills were also noted in comments.

### **Ranking**

<b>Category</b>	<b>Rank</b>
Homeless Prevention	1 <sup>st</sup> (Highest Priority)
Homeownership	2 <sup>nd</sup>
Rental Housing	3 <sup>rd</sup>
Economic Opportunity	4 <sup>th</sup>
Short Term Shelter	5 <sup>th</sup>
Public Infrastructure	6 <sup>th</sup> (Lowest Priority)



**CMG OREGON**

P.O. Box 45 West Linn, OR 97068  
Phone: 503-684-0360 Fax: 503-620-3433  
E-mail: [legals@commnewspapers.com](mailto:legals@commnewspapers.com)

### AFFIDAVIT OF PUBLICATION

State of Oregon, County of Multnomah, ss I,  
Marc Caplan, being first duly sworn, depose  
and say that I am the Public Notice Manag-  
er of the Gresham Outlook, a newspaper of  
general circulation, published in Multnomah  
County, Oregon, as defined by ORS 193.010  
and 193.020, that

**SEE EXHIBIT A**

**Ad#: 346432**

**Owner: City of Gresham**

**Description: Availability of Funds and  
Workshop Notice**

A copy of which is hereto annexed, was  
published in the entire issue of said  
newspaper for 1 week(s) in the  
following issue:

**12/13/2024**

  
\_\_\_\_\_  
Marc Caplan (Public Notice Manager)

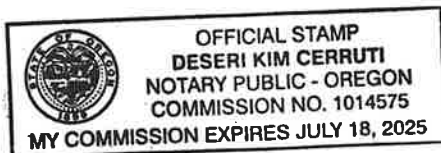
Subscribed and sworn to before me this  
12/13/2024.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

Acct #: 100682

**Attn: RACHEL NEHSE**

GRESHAM, CITY OF - COMMUNITY DEVEL-  
OPMENT  
1333 NW EASTMAN PKWY  
GRESHAM, OR 97030





CITY OF  
GRESHAM



## **AVAILABILITY OF FUNDS AND WORKSHOP NOTICE**

The City of Gresham & Multnomah County will hold an  
**APPLICATION WORKSHOP**  
for sponsors seeking funds for potential housing and community  
development projects in Fiscal Year 2025-2026.

The workshop will be held remotely via Teams:

Wednesday, January 15, 2025  
10:00 a.m. – 11:00 a.m.

**To Register:** <https://tinyurl.com/AppWorkshop25>

The City of Gresham expects that Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME); Multnomah County expects to have CDBG funds available for infrastructure projects.

The primary goals of the programs are to enhance viable communities, make public facilities improvements, assist with the rehabilitation and development of appropriate affordable housing, economic development, assist first-time homebuyers and provide limited funds for public services.

Workshop topics will include estimated availability of funds, the application and selection process and application criteria. Application materials, criteria and schedules will be available via email. The City of Gresham pre-application is due January 24, 2025, at midnight; applications are due February 14, 2025 by midnight. Multnomah County applications are due at 4:30 p.m. on Friday, February 14, 2025. Funding will be available after July 1, 2025.

Translation services & sign language interpretation are available with 48-hour notice. For more information, please contact Fanny Adams with Multnomah County at 503-988-7440 or [cdbg@multco.us](mailto:cdbg@multco.us) or Rachel Nehse with the City of Gresham at 503-618-2814 or [Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov).