

This document is a **Multnomah County Draft of the 2026-27 Annual Action Plan** prepared for public review and comment, outlining proposed projects and funding allocations for the upcoming program year 2026. It serves as the application for federal funds of Community Development Block Grant (CDBG). The public is invited to provide **comments** on this draft by June 5, 2026 by email at [cdbg@multco.us](mailto:cdbg@multco.us), by phone at (503)988-7440 or by mail at 209 SW 4th Ave, Suite 200 Portland, OR 97204.

## Executive Summary

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

#### 1. Introduction

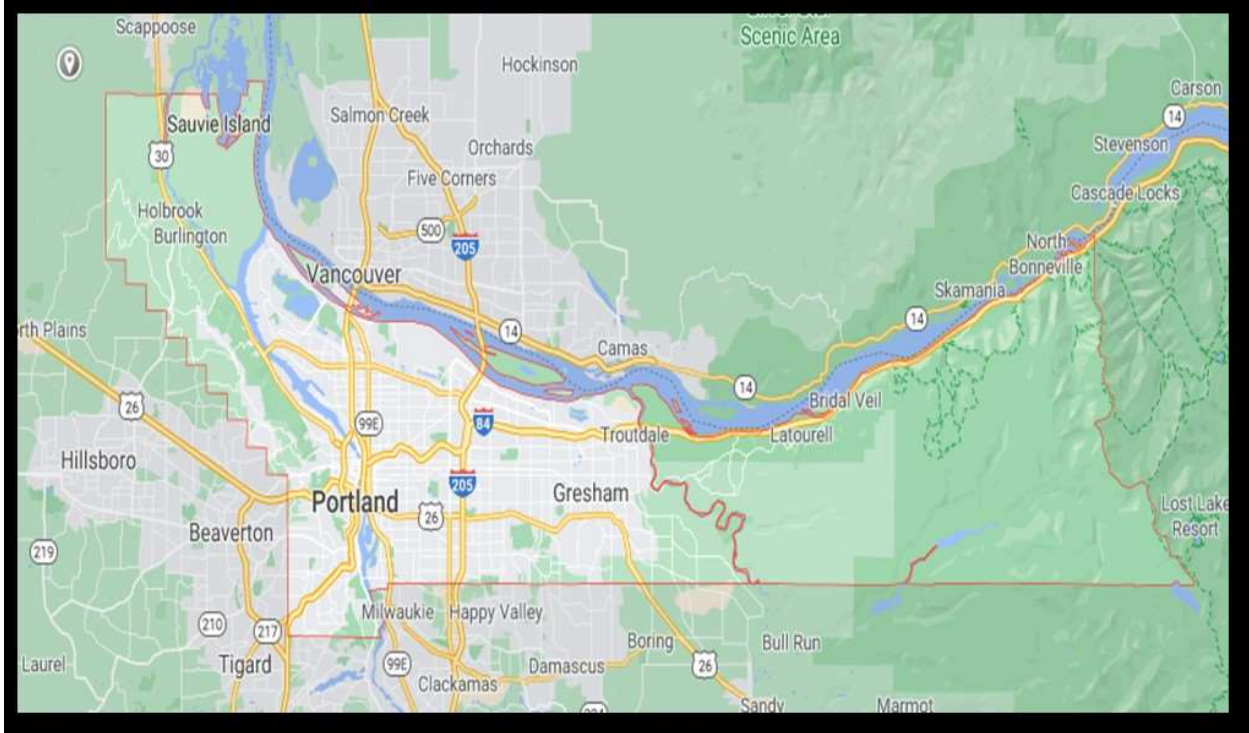
The Consolidated Plan is a required plan document that all jurisdictions that receive HUD federal funds are required to produce. The plan provides an assessment of community needs, a market analysis and engages the public to establish goals, prioritize needs and then to establish strategies for community needs. This document is the Consolidated Plan for the Portland Consortium for the five-year period covering 2026-30. This Plan also includes the fiscal year 2026-27 Annual Action Plans for members of the Consortium. The Action Plan provides details on how the recipients of the federal funds intend to allocate the funding that is received.

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

This Plan covers fiscal years 2026-30 and establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2026-30 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. Following are the relevant programs and the associated national objectives:

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

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



**Portland Consortium Map**

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

Multnomah County anticipates receiving the following annual grant amounts over the five-year period of the Consolidated Plan for program years 2026-2030.

- CDBG: \$1,623,520

As determined in the Needs Assessment and Market Analysis included in this plan, three broad needs and goals were identified described below. Multnomah County, along with the Consortium, intends to use these funds to further the three primary goals.

### **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

Multnomah County 5 Year Targets: Rental units rehabilitated - 11 Household Housing Unit;  
17 Homeowner Housing Rehabilitated - 140 Household Housing Unit

## **Consortium Need #2**

Basic services & homeless prevention/intervention: There is a pressing need in the community to prevent and reduce homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency 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.

Multnomah County 5 Year Targets: Public service activities other than Low/Moderate Income Housing Benefit - 600 Assisted

## **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 through infrastructure, employment, and anti-poverty strategies

Multnomah County 5 Year Targets: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit - 5,144 Persons Assisted

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

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

Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and A Home For Everyone that focus on alleviating the sufferings faced by population experiencing homelessness.

This combination of collaboration and local resources have helped the Consortium to actively address the affordable housing and economic prosperity needs of the community.

The Consortium has continued to fund projects and address the most immediate needs of the area residents in ways that can ensure safe but effective and efficient provision of services. The Consortium has moved efficiently and effectively to scale up necessary assistance for population experiencing homelessness, deploy Tenant Based Rent Assistance (TBRA) for households facing risk of eviction and have worked hard to support area micro enterprises and small businesses to adapt to ever changing business delivery model and help them stay afloat.

The Consortium is committed to addressing the emerging and existing needs of the no and low-income residents of the community. By providing vital services with collaborative partners to empower all community members in our jurisdiction.

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

This Consolidated Plan is being prepared in the midst of an ongoing Pandemic. Consequently, the Consortium has relied on virtual hearings and on-line surveys for soliciting public comments. Additionally, the Consortium makes available around the year 'Comment Card' to submit comments.

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

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

In addition to the survey opportunities, the Consortium held a hearing in Fall 2025 for Needs Assessment and another public hearing in May 6, 2026 to share the highlights from the Consolidated Plan and Action Plan. Additionally, community residents also get an opportunity to offer comments and input at the respective City Council Hearings for Gresham and Portland and at the Oversight Board for Multnomah County.



# Community Feedback Survey

## Five-Year Consolidated Plan 2026-30

### Instructions

Thank you for offering your opinion on housing, economic, and community development needs for Multnomah County, the City of Portland, and the City of Gresham (the Consortium). This survey will be used in spring 2026 to collect comments on the 2026-2030 Consolidated Plan, the Consortium's five-year strategic plan. Your comments will help shape the goals and funding priorities for the Consortium's federal grant funds from the U.S. Department of Housing and Urban Development (HUD) and will be published in the Five-Year Consolidated Plan 2026-30.

Section 1 of the survey is to gather basic information about you and your ties to the community, and your comments and insights about the needs in your community. In Section 2 of the survey please provide comments on the Consortium's focus areas and help us prioritize these areas by ranking them in order of importance. Section 3 of the survey will collect feedback on the Consolidated Plan's needs and goals and will be used during the Consolidated Plan development in spring and summer 2026.

### Community Feedback Survey Excerpt

#### 5. Summary of public comments

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

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

A summary of comments received thus far includes: eviction risk, economic instability, decreasing supply of homes for sale, increasing rents, scarcity of living wage jobs and lack of financial support for small

businesses. Displacement risk for low-income residents to area with fewer amenities continues to be a problem.

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

All comments have been accepted by the jurisdiction to date.

## **7. Summary**

The Consortia has made every effort to extend opportunities to the public at large and to area service providers to comment and provide inputs for this Consolidated Plan. A Fall Needs Hearing was held in November and Annual Action Plan Hearings were held in May. The draft of the Consolidated Plan was noticed in the area dailies advertising a 30-day public comment period extending from May 6, 2026 – June 1, 2026. Following is a Calendar of events for 5-year Consolidated Plan:

- Fall Community Needs Hearing (Portland): Dec 20, 2025
- Fall Community Needs Hearing (Gresham & Multnomah County): Nov 20, 2025
- Community Survey: November 2025 – Ongoing
- Service Providers Survey: Ongoing
- Publication of Draft: TBD
- City of Gresham Hearing (Community Development & Housing Subcommittee): May 13, 2026
- Multnomah County Hearing (CDBG Policy Advisory Board): May 6, 2026
- City of Portland Consolidated Plan Hearing: June, 2026
- City of Gresham Council: June 2, 2026
- City of Portland Council: June, 2026

## The Process

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative

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

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

## **Consolidated Plan Public Contact Information**

Copies of this Consolidated Plan or future Action Plans may be obtained by contacting the perspective Consortium Partners.

### **Portland Housing Bureau**

City of Portland

Dr. Uma Krishnan, Housing Program Coordinator

Uma.krishnan@portlandoregon.gov Visit: Consolidated Plan for Portland, Gresham, and Multnomah County | Portland.gov

### **Gresham Community Development Department**

City of Gresham

Rachel Nehse, Community Revitalization Program Analyst

Rachel.nehse@greshamoregon.gov

### **Multnomah County Department of County Human Services**

Multnomah County

Fanny Rodriguez-Adams, CDBG Program Specialist Sr.

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

### **1. Introduction**

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

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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 Consolidated Plan, including housing, public services, homelessness, special needs, economic development, and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing and supportive services. Coordination efforts and planning processes are reflected in discussions throughout this Consolidated Plan. In preparing the Consolidated Plan, the Consortium has consulted with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons).

These consultations have occurred in the course of regularly-occurring meetings of the Portland Housing 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 also consulted and sought narratives for relevant sections on public housing from Home Forward, Portland area's Public Housing Authority. Similarly, for sections that deal with homelessness issues and special needs issues, the Consortium worked closely with relevant staff at the Joint Office of Homeless Services (JOHS), the City-County Agency that is in charge of providing services for the population experiencing homelessness and also manages HOPWA contracts.

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

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

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

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

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

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

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

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

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

<b>1</b>	<b>Agency/Group/Organization</b>	MULTNOMAH COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coordination and consultation with community partner organizations, local agencies, and entities is ongoing during the program year through regular partnerships, meetings, plans and email communications.

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

See Portland Consortium content for this section for comprehensive list of all agencies who participated in the process, as well as consultations with housing, social service agencies and other entities. No agencies were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and 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	Portland Consortium	See Portland Consortium content for this section.

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

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

Home Forward, the housing authority for the cities of Multnomah County, was specifically consulted for the sections of the Consolidated Plan relevant to their portfolio. The state is consulted for all notices of funding. The County is specifically consulted in planning for housing supportive services, referral, and other housing stabilization initiatives. The Consortium members are all active members of the Continuum of Care, A Home For Everyone and other committees that influence homelessness prevention and homeless services. The Consortium also works in consultation with the community development and infrastructure organizations such as Prosper Portland, Metro, Tri-Met, Oregon Department of Transportation and equivalent municipal agencies and other public entities and associations that set priorities for the use of resources in the region, set goals and measure progress in meeting those goals.

**Narrative**

A number of plans were consulted in the preparation of this 2026-30 Consolidated Plan reflecting policies, needs or significant research, those include:

American Community Survey 2015-2019  
Census Bureau Reports for 2015-2019  
City of Portland Comprehensive Plan 2035  
Consortium Analysis of Impediments to Fair Housing Choice 2011  
Consortium A Home for Everyone  
City of Portland State of Housing Report (2019)  
Portland Point in Time Count 2019  
Multnomah County; A Home for Everyone, A United Community Plan  
Multnomah County Climate Action Plan (2019)  
Multnomah Food Action Plan (2010-2015)  
City of Gresham Comprehensive Plan  
Gresham Point in Time Count 2019  
Home Forward Moving to Work Plan  
Multnomah County Capital Improvement Plan  
Multnomah County Coalition of Communities of Color Unsettling Profile Reports  
Metro Opportunities and Challenges for Equitable Housing  
2019 Poverty in Multnomah County Report  
City of Gresham Parks & Recreation, Trails and Natural Areas Master Plan  
Gresham Neighborhood Change Analysis  
Multnomah county Comprehensive Gang Assessment  
Multnomah County Strategic Plan to Address Gang Violence  
City of Gresham Capital Improvement Program

Gresham Powell-Division Transit and Development Project Action Plan  
Gresham Active Transportation Plan  
Poverty in Multnomah County (2019)  
Map Gresham: Opportunity Analysis  
City of Gresham Housing Study  
Gresham 2020 & 2021 Council Work Plans  
Gresham Task Force on Housing Final Report  
Gresham Housing Capacity Analysis for 2021-41 (draft)  
Portland Business Alliance 2018 Economic Check-Up

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

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

The Consortia offers numerous opportunities for citizens to contribute information, ideas, and opinions about ways to improve our neighborhoods, promote housing affordability, and enhance the delivery of public services to local residents. Citizen Participation was encouraged through two Need Hearings and three jurisdiction Action Plan hearings. All of the events were advertised in the Portland Tribune, the Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged surveys and comment cards. See attachments for affidavits of public notices.

The Fall Needs Hearing helped the Consortium develop a list of needs and the needs 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, it was clear that the current goals captured the needs that will be addressed in the next 5 years.

The Consortium will continue to take appropriate actions to encourage the participation of all of its citizens, especially:

- Low and moderate-income persons, particularly those living in areas where CDBG/HOME funds are proposed to be used
- Residents of predominantly low- and moderate-income neighborhoods
- Seniors and Persons with disabilities
- Residents of public and assisted housing developments

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, and others</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	November 20, 2025 we had 13 people attend the Multnomah County and City of Gresham Community Need Hearing.	Needs and priorities included: Sidewalks, street lighting and safe crosswalks; culturally-specific mental health services; tenant rights education; credit repair and assistance; job skills development paired with rent assistance; address digital divide; micro-enterprise technical assistance; subsidized childcare; affordable housing	All comments accepted.	

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)
2	Online Survey and 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>	TBD	TBD	All comments will be accepted.	
3	Public Meeting	Non-targeted/broad community	May 6, 2026 Multnomah County CDBG Policy Advisory Board Meeting for the 2026-30 Con Plan and 2026-27 Annual Action Plan		All comments will be accepted.	

**Table 4 – Citizen Participation Outreach**

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# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

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

Although the economy in the greater Portland region is doing well, East Multnomah County has special problems that need to be addressed to ensure that its residents prosper equally, according to the 2018 Economic Check-Up report by the Value of Jobs Coalition conducted by ECONorthwest and led by the Portland Business Alliance highlighted a number of challenges for East Multnomah County. 60 percent of renters in this area are cost burdened, compared with 49% in the Portland region. Wage disparities are also a significant issue in East Multnomah County, with almost all industry sectors having lower average wages than the rest of the region. It is important to also note the live to work imbalance residents of East Multnomah County face; the report highlights that majority of its residents don't work in their local community, while the majority of the workforce who work there don't reside in the area.

According to 2020-24 ACS data, the poverty rate in Multnomah County is 12.6% to 12.7%. Wood Village is the only city that has a poverty rate above this at 16.6%. The percentage of children living in poverty in Wood Village is 23% compared to 13% in Multnomah County. However, there are pockets of poverty in Fairview and Troutdale as well. The 2019 Poverty in Multnomah County report shows some of the census tracts with the lowest median incomes in Multnomah County are located in Fairview, Wood Village, and west side of Troutdale. This also correlates with some of the highest percentages of people of color and Housing Choice Voucher holders in these areas.

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

and portions of Gresham, have 86% of their students eligible for free or reduced lunch, and 7.82% of students were unhoused during the 2018-19 school year.

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# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

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

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

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

#### % Renters Cost Burdened

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

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

### Introduction

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

### Employment Trends

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

### Unemployment Rate

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

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	361	713	2	5	3
Arts, Entertainment, Accommodations	2,244	1,737	11	13	1
Construction	1,499	1,583	8	11	4
Education and Health Care Services	3,504	1,258	18	9	-9

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Finance, Insurance, and Real Estate	1,083	291	6	2	-3
Information	352	38	2	0	-2
Manufacturing	2,277	1,346	12	10	-2
Other Services	964	817	5	6	1
Professional, Scientific, Management Services	1,767	662	9	5	-4
Public Administration	0	0	0	0	0
Retail Trade	2,331	2,443	12	18	6
Transportation and Warehousing	962	2,045	5	15	10
Wholesale Trade	1,161	485	6	4	-2
Total	18,505	13,418	--	--	--

**Table 5 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	25,307
Civilian Employed Population 16 years and over	24,480
Unemployment Rate	3.21
Unemployment Rate for Ages 16-24	17.47
Unemployment Rate for Ages 25-65	1.45

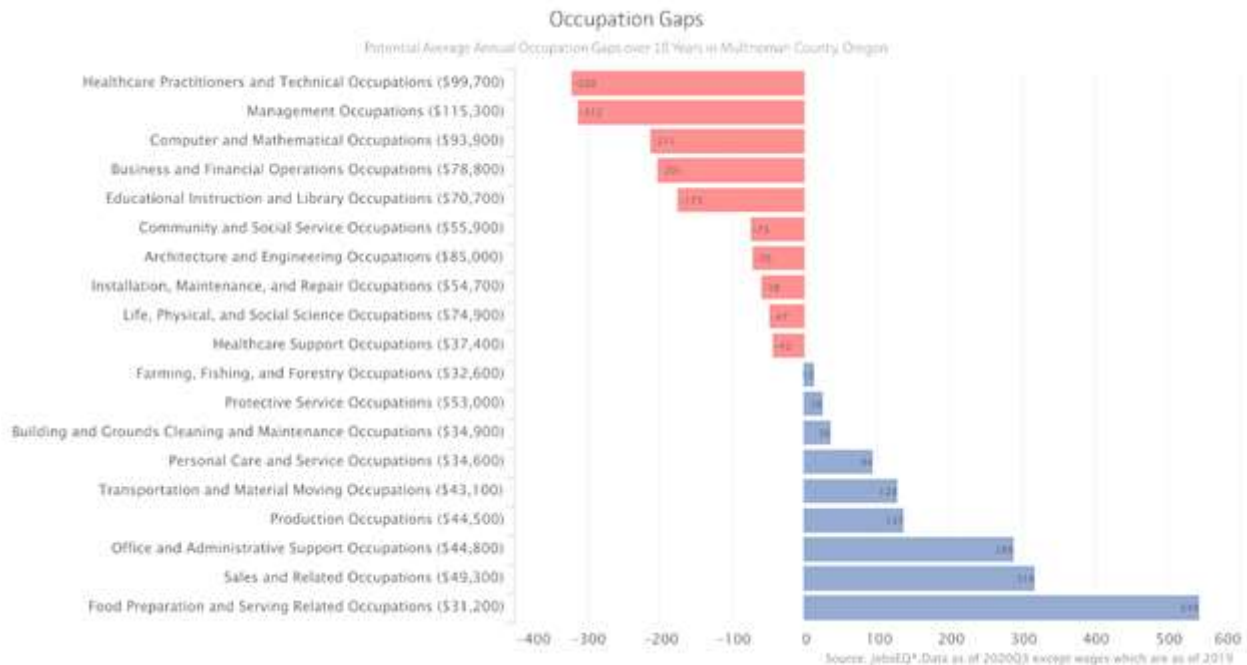
**Table 6 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	6,480
Farming, fisheries and forestry occupations	673
Service	2,674
Sales and office	5,009
Construction, extraction, maintenance and repair	2,249
Production, transportation and material moving	1,227

**Table 7 – Occupations by Sector**

Data Source: 2016-2020 ACS



## Occupation Gaps Multnomah County

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,420	53%
30-59 Minutes	8,040	37%
60 or More Minutes	2,081	10%
<b>Total</b>	<b>21,541</b>	<b>100%</b>

Table 8 - Travel Time

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,985	20	938
High school graduate (includes equivalency)	4,480	83	1,413
Some college or Associate's degree	7,450	143	1,505
Bachelor's degree or higher	6,910	133	1,455

Table 9 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	28	334	487	589	272
9th to 12th grade, no diploma	485	564	418	551	245
High school graduate, GED, or alternative	1,156	1,578	1,364	3,058	1,704
Some college, no degree	1,094	1,980	1,443	2,940	1,875
Associate's degree	149	600	572	1,574	621
Bachelor's degree	163	1,695	1,470	2,543	1,340
Graduate or professional degree	0	379	859	1,579	1,405

Table 10 - Educational Attainment by Age

Data Source: 2016-2020 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	232,448
High school graduate (includes equivalency)	404,219
Some college or Associate's degree	309,944
Bachelor's degree	509,839
Graduate or professional degree	782,048

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

Data Source: 2016-2020 ACS

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

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

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

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

The leisure and hospitality sector sits at the center of the pandemic recession, and its workers have borne a disproportionate share of job and income losses. Women, people of color, the young, and non-college degree holders are overrepresented in the sector. Restaurants, bars, theaters, and hotels will see activity pick up in the second half of the year in 2021, but a number of the sector's businesses have permanently closed so a recovery and rehiring will take time. A focus should be placed on providing training needs of displaced leisure and hospitality workers.

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

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

### **Industry Snapshot**

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

### **Occupation Snapshot**

Over the next 5 years, the fastest growing occupation group in Multnomah County, Oregon is expected to be Healthcare Support Occupations with a +2.5% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+2,753 jobs) and Transportation and Material Moving Occupations (+2,258). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Office and Administrative Support Occupations (41,588 jobs) and Food Preparation and Serving Related Occupations (34,468).

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

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

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

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

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

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

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

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

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

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

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

Because it can be difficult for individuals with barriers (e.g. limited English proficiency, criminal background, homeless/housing unstable) to pursue and sustain participation in occupational training, Worksystems partners with over 20 area community-based organizations to provide focused career coaching through the Aligned Partner Network (APN). In this model, APN agencies coach participants

through services available in the public workforce system (WorkSource Portland Metro), including set-aside training resources and grant-funded services. Over 60,000 people visit WorkSource Portland Metro each year to access an array of employment and training services. APN also includes the Economic Opportunity Program, Community Workforce Navigator Program and NextGen Program in the City of Portland, co-funded by Worksystems and Prosper Portland.

The Economic Opportunity Program and Community Workforce Navigator Program provide community-based and individually tailored employment services. Program participants are supported by a Career Coach from start to finish, including outreach and enrollment, career plan development, occupational training and other skill development, job search assistance and placement, job retention and advancement, and addressing barriers to success such as housing and childcare needs. NextGen is a youth-focused program aimed at helping low-income youth ages 16-24 access career planning, job readiness, internships, occupational training, and employment.

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

Yes

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

**Discussion**

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

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

No.

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

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

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

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

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

Yes, Wood Village has made a concerted effort to develop new parks and improve existing parks throughout the city. Based on available records, there are no Home Forward-owned or managed apartment buildings located directly within the city limits of Wood Village, Oregon. While Home Forward manages many properties in nearby Gresham and Portland, it does not have a physical building in Wood Village.

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

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

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

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

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

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

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

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

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

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

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

	#	%
Total	326,229	
With an Internet Subscription	287,536	88.1%
Dial-Up Alone	921	0.3%
Broadband Such as Cable, Fiber Optic, Or Dsl	249,419	76.5%
Satellite Internet Service	11,145	3.4%
Other Service	2,371	0.7%
Internet Access Without A Subscription	8,695	2.7%
No Internet Access	29,998	9.2%

**Table 12 - Internet Subscriptions In Household (ACS 2015-2019 5 Yr Estimates)**

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

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

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

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

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

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

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

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

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

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

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# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

The priority needs are:

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

The priority goals are:

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

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

### Geographic Area

Table 13 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Target Areas in Multnomah County CDBG Entitlement Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	See maps in Portland Consortium Plan
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

County CDBG Policy Advisory Board reviews and makes decision about projects related to addressing community needs.

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

**Table 14 - Poverty Data (ACS 2020-24 5 Yr Estimates)**

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

### Priority Needs

Table 15 – Priority Needs Summary

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

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

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

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

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

The estimated 80% percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. The remaining 20% will be to carry out administrative costs on CDBG.

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

### **Introduction**

Funding in the first year is based on the HUD allocations released on April 3, 2026. This amount is used as the basis for estimating the expected amount available for the remainder of the Consolidated Plan.

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**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	324,704	0	19.34	324,723.34	1,623,520	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. The prior year resources of \$19.34 are from B-24-UC-41-0003. See section AP-35 Projects Summary, for detailed description.

**Table 16 - Anticipated Resources**

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

Multnomah County, as part of the HOME Consortium with the City of Portland and Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Rehabilitation and public services are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In many cases, projects are funded in order to expand the geographic reach into Multnomah County's Urban County areas, and this is done through leveraging existing countywide investments and infrastructure. In the 2025-26 fiscal year, Multnomah County leveraged over eight times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The City of Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

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

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

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

**Discussion**

These amounts are based on the HUD Program Year 2026 federal allocation announced on April 3, 2026. There was no reportable program income for FY2025-26. Budgeted amounts by goal and project can be found below. Please note cents are not included in these amounts. All sub grantees will receive the HUD approved 15% de minimis indirect cost rate that is applicable on or after 10/01/24 grants unless the sub grantee has a higher federal indirect rate letter approval from HUD.

City of Fairview has a sidewalk project of \$80,000 that is previously committed from PY25 Annual Action Plan but not yet expanded. It is estimated that the sidewalk project will be completed by June 30, 2027.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MULTNOMAH COUNTY	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

Table 17 - Institutional Delivery Structure

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

Multnomah County works with Consortium members and partner agencies to coordinate administration of limited funds. These continued partnerships aim to reduce redundancies and target projects to priority needs. Remaining gaps are those resulting from limited resources in light of growing needs.

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

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

Supportive Services			
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 18 - Homeless Prevention Services Summary

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

While services are available in most critical areas of need, it is a challenge to provide the quantity and level of services to meet the need. For example, while rental assistance is available to intervene and prevent homelessness, funding often runs out well before the entire need is met for the year. With skyrocketing rents, programs that assist households with housing costs are able to help fewer clients with the same amount of funding annually. The COVID-19 pandemic has also increased the amount of assistance needed to stabilize the average household.

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

Consortium partners work closely with nonprofit housing developers to coordinate activities and leverage funds. Members also participate in the Continuum of Care and jointly prioritize goals and strategies as outlined in the 10-year plan A Home for Everyone. These and other partnerships intend to align services with needs. Many service providers are spread too thin, especially as the pandemic has dramatically increased needs. Many basic and support services are lacking. Childcare, for example, is extremely limited. Efforts to increase self-sufficiency of clients seeking change are limited by the many barriers in place – lack of transportation, lack of childcare, lack of family wage jobs.

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

The Consortium will address existing gaps in the institutional structure through collaboration, cooperation and where possible adopting a regional approach. The creation of the Joint Office of Homeless Services (JOHS), a city-county agency in 2016, is a great example of strategic pooling of resources. Another great example of a regional approach is Metro, Portland’s regional planning agency

passing the Metro Housing Bond to support preservation and production of affordable housing all through the Portland Metro.

In addition to this, the adoption of A Home For Everyone, a comprehensive plan to address the plight of population experiencing homelessness is a comprehensive approach to address the Consortium's priority need. This United Community Plan to End Homelessness includes five strategic action plans covering: Housing, Health, Employment, Veterans, and Safety off the Streets (shelter and emergency services). The Plan identifies priority populations, best practices, and high-level objectives.

The Consortium also plans to engage with the area non-profits to help capacity building and to reach out to several culturally specific providers for a targeted approach to serving the BIPOC communities and advance racial equity in the jurisdiction.

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

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2025	2030	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$787,995	Rental units rehabilitated: 55 Household Housing Unit  Homeowner Housing Rehabilitated: 85 Household Housing Unit
2	Reduce homelessness and increase stability	2025	2030	Homeless Non-Homeless Special Needs		Affordable Housing Choice Basic services & homeless prevention/intervention	CDBG: \$252,335	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
3	Infrastructure, employment, and anti-poverty	2025	2030	Non-Housing Community Development		Community and economic development	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,144 Persons Assisted

Table 19 – Goals Summary

### Goal Descriptions

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

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

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

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

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

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

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices. The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1,000 low-income households (protecting over 1,200 children from lead poisoning) since 1998. Multnomah County is a party to the HUD Regional Lead Paint grant administered by the City of Portland. Multnomah County's Lead Poisoning Prevention Program conducts extensive community outreach in areas of the county. It utilizes community education and outreach to inform at-risk, low- and moderate-income households living in older homes about lead hazards. The county's Lead Poisoning Prevention Program also provides free lead testing kits to households, conducts blood test screenings with children and youth, and disseminates education materials in the community.

Local housing programs engage the Portland Lead Hazard Reduction Program for grants to remediate lead-based paint hazards in housing where children under the age of 6 visit or reside. Grants to low-and moderate- income households to make their homes or apartments safe and healthy, free of mold, fire hazards, high radon levels, and peeling lead paint. Households at immediate risk are sometimes relocated to lead safe housing. New housing is considered lead safe.

Households that qualify of the Lead Hazard Control Program qualify for the following services:

- Free evaluation of the home to identify lead-based paint hazards
- Report describing options for reducing and controlling identified lead-based paint hazards
- Grant for lead-based paint hazard reduction performed by State of Oregon certified contractor

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead hazards in homes are serious problems that affect every community. Indoor lead dust is a major cause of lead poisoning in children. The Oregon Health Division requires the reporting of children under the ages of 18 years of age with elevated blood levels over 5g/dl. Childhood lead screening has been conducted in Oregon on a regular basis since 1992. Multnomah County reports an average of 120 blood lead cases per year. "The Prevalence of Lead Dust Hazard Study" (2001) commissioned by the Multnomah County Health Department and the City of Portland showed that Multnomah County shares similar home lead hazards with other parts of the country.

Low-income households, specially renters, are likely to be living in older housing stock built before 1972 and therefore more likely to experience lead hazards issues. National studies commissioned by the Department of Housing and Urban Development estimate that 35% of all low-income housing contains lead hazards. In Multnomah County, this translates into at least an estimated 63,000 renter occupied units based on year of construction, with lead-based paint hazards that are most likely occupied by low-income families.

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

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

Housing that receives public resources is tested for lead hazards and plans are included to make the home lead safe. Public education about lead hazards includes access to affordable lead testing.

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

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

The cities of Troutdale, Wood Village, Fairview, and Maywood Park have all experienced significant population growth since 2000. Portland's gentrification over the past decade has displaced thousands of low-income households to East County. This is reflected in the growing number of East County residents who are experiencing poverty. Poverty rates for two of the Multnomah County CDBG Consortium jurisdictions exceed the county-wide average of 17% poverty rate – Wood Village (32%) and Fairview (18%). Troutdale (15%) and Maywood Park (8%) have poverty rates below the average. Multnomah County partners with Worksystems, Inc. to provide employment supports for individuals and families. The SUN Service system also offers social services, case management, and employment supports to prevent homelessness and assist households that are homeless. The SUN Service System partnered with Worksystems, Inc. to sponsor a workforce development initiative called Action for Prosperity Initiative, which included CDBG project agencies Our Just Future as provider agencies.

Mt. Hood Community College (MHCC) is the primary educational institution and workforce training organization in East County. MHCC partners with the State of Oregon's Employment Department to offer education services for students to gain entry-level job skills, English language skills, and workforce training. Non-traditional students or those re-entering the workforce can find education and training opportunities at MHCC.

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

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

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

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

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

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

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

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

### Primary Goals

Multnomah County CDBG program has four primary goals associated with its approach to monitoring programs and projects:

- Ensure accomplishment of service or production
- Ensure accountability of public funds
- Ensure compliance with HUD federal requirements
- Evaluate project performance during a specific time period

Regardless of the monitoring type, the main steps are the same throughout the monitoring process.

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## Expected Resources

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

#### Introduction

Funding in the first year is based on the HUD allocations released on April 3, 2026. This amount is used as the basis for estimating the expected

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amount available for the remainder of the Consolidated Plan.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	324,704.00	0.00	19.34	324,723.34	1,623,520.00	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. The prior year resources of \$19.34 are from B-24-UC-41-0003. See section AP-35 Projects Summary, for detailed description.

**Table 20 - Expected Resources – Priority Table**

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

Multnomah County, as part of the HOME Consortium with the City of Portland and Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Rehabilitation and public services are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In many cases, projects are funded in order to expand the geographic reach into Multnomah County's Urban County areas, and this is done through leveraging existing countywide investments and infrastructure. In the 2025-26 fiscal year, Multnomah County leveraged over eight times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The City of Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

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

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

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

**Discussion**

These amounts are based on the HUD Program Year 2026 federal allocation announced on April 3, 2026. There was no reportable program income for FY2025-26. Budgeted amounts by goal and project can be found below. Please note cents are not included in these amounts. All sub grantees will receive the HUD approved 15% de minimis indirect cost rate that is applicable on or after 10/01/24 grants unless the sub grantee has a higher federal indirect rate letter approval from HUD.

City of Fairview has a sidewalk project of \$80,000 that is previously committed from PY25 Annual Action Plan but not yet expanded. It is estimated that the sidewalk project will be completed by June 30, 2027.

## 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	2026	2030	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$157,599.00	Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 17 Household Housing Unit
2	Reduce homelessness and increase stability	2026	2030	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$50,467.00	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted
3	Infrastructure, employment, and anti-poverty	2026	2030	Non-Housing Community Development		Community and economic development	CDBG: \$80,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,690 Persons Assisted

Table 21 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Increase and preserve affordable housing choice
	<b>Goal Description</b>	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>	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>	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.

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

### Introduction

The 2026 Annual Action Plan outlines projects meeting needs identified in the 2026-30 Consortium Consolidated Plan as well as priorities of Multnomah County’s CDBG Consortium Cities – Wood Village, Fairview, Maywood Park, and Troutdale. Each Consortium city jurisdiction has planning documents and priorities that outline business, transportation, housing, health, public safety, and parks/recreation needs.

#	Project Name
1	Adapt-A-Home (Unlimited Choices, Inc.)
2	Mend-A-Home (Unlimited Choices, Inc.)
3	Weatherization and Energy Education Workshops (Community Energy Project)
4	Willow Tree Housing Stabilization Services (Our Just Future)
5	City of Wood Village and ADA & Baseball Field Improvements
6	Portland Housing Bureau, City of Portland Consortium Administration
7	Multnomah County CDBG Program Administration

Table 22 – Project Information

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

In this first year of the five year Consolidated Plan, CDBG project recommendations and funding allocations were made by program staff after a review of subrecipient performance. A part of this review process was consideration of the ability of project applicant organizations to successfully achieve objectives and administrative demands. These recommendations were brought to the Multnomah County CDBG Policy Advisory Board (PAB) on May 6, 2026 for review and approval. The PAB is comprised of representatives of the Consortium cities – Fairview, Wood Village, Troutdale and Maywood Park. Allocations were made in the following prioritized categories: Public Services, Housing Development/Rehabilitation, and Public Facilities and Improvements. The County Consortium gives priority to projects that promote investment in low-income neighborhoods, leverage additional resources for revenue, preserve affordable housing, and provide social services to low- or moderate-income households. The main obstacle to providing services to all income-eligible individuals and families is the lack of funding and resources to serve all those who are potentially eligible.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Adapt-A-Home (Unlimited Choices, Inc.)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$60,381.90
	<b>Description</b>	Adapt-A-Home renter or owner occupied homes (up to \$5,000 per unit) to make 11 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 programming is \$52,506 plus \$7,875.90 in admin costs making the total \$60,381.90.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 11 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.
	<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>	

2	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$97,217.70
	<b>Description</b>	Emergency home repairs for low-income homeowners (up to \$5000 per unit) to improve housing conditions and habitability. The programming is \$84,536.26 plus \$12,680.44 in admin costs making the total \$97,216.70.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This housing rehab project will assist 17 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.
3	<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: \$15,453.42
	<b>Description</b>	This public service will provide educational training sessions to 100 individuals (50 households) 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 programming is \$13,437.76 plus \$2,015.66 in admin costs making the total \$15,453.42.

	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This public service project will assist 100 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.
<b>4</b>	<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: \$35,013.50
	<b>Description</b>	This is a public service where staff at Willow Tree apartments will deliver supportive case management services towards housing stabilization to 6 households (approximately 20 individuals) living at Willow Tree to remove barriers to permanent housing and prevent homelessness. The programming is \$29,300 plus \$5,713.50 in admin costs making the total \$35,013.50.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This public service project will assist 6 low income households at or below 80% MFI (approximately 20 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.
5	<b>Project Name</b>	City of Wood Village and ADA & Baseball Field Improvements
	<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>	An accessible crosswalk will be added to the parking area at Donald L Robertson Park to connect the new public restroom with picnic areas and the City Hall plaza. This builds on the work done for the City's 2024-25 CDBG project, which installed picnic furnishings and an accessible path. Due to the existing conditions, modifications to the driveway around the crossing will be required to achieve ADA-compliant grading and allow for the passage of vehicles. Also, building off previous projects, the baseball infield soil, which has deteriorated over decades of use, will be rehabilitated with an industry standard mix designed to improve playability and significantly enhance safety for both casual users and organized recreational participants. Total number of unduplicated persons/households from Multnomah County's service area directly served by this project: below 80% MFI (includes those below 50% MFI) 3690 individuals.
	<b>Target Date</b>	6/30/2027
	<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): 3690 local community members.

	<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 ADA improvements to local park in City of Wood Village.
6	<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 2026-30 Consolidated Plan/Annual Action Plan. Total amount \$5,000.
	<b>Target Date</b>	6/30/2027
	<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>	The Portland Consortium consisting of the City of Gresham, City of Portland and Multnomah County. The Portland Housing Bureau as the Consortium lead for City of Gresham and Multnomah County 2026-30 Consolidated Plan.
7	<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: \$31,657.82
<b>Description</b>	Multnomah County grant management administrative to effectively achieve CDBG goals, including general oversight and coordination, contracting, environmental reviews, data and reporting. Total amount \$31,657.82
<b>Target Date</b>	6/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	None, 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.

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## **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 will direct 100% of CDBG resources will be distributed through a geographic targeting approach through it's CDBG entitlement areas are which are City of Troutdale, City of Wood Village, City of Maywood Park, City 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 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 23 - 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 2021-25 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 allocating resources all across Gresham, Portland and Multnomah County urban cities and unincorporated areas of the county with a focus toward increasing and/or preserving affordable housing in high-opportunity areas. This approach will provide comprehensive support to bring about housing stability and economic opportunity for the low to medium income households that are served.

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

### **Introduction**

East County faces a critical housing crisis, with rising homelessness and severe affordability issues in cities like Maywood Park, Fairview, Wood Village, and Troutdale. A regional shortage of affordable homes, exacerbated by a 33% increase in eviction filings in 2023-2024, has overwhelmed local social services. The deficit is driven by population growth far outpacing housing supply.

#### **Impact on Specific East County Areas:**

- **Maywood Park:** The city faces an acute, measured shortage of housing units, squeezing families and inflating home ownership costs.
- **Troutdale:** Affordable housing projects have faced pressure to reduce density, such as disputes over parking requirements versus unit capacity.
- **Fairview & Wood Village:** These municipalities qualify for federal funding aimed at improving public facilities and supporting low-to-moderate-income residents, yet demand for support services outpaces capacity.
- **Regional Trends:** The region faces a massive gap in affordable housing, with a roughly 98,000-home deficit statewide impacting lower-income residents, who are experiencing increased housing cost burdens (paying over 30% of income on housing).

Multnomah County is committed to addressing housing and community development needs that require a comprehensive approach and collaborations that go beyond the CDBG funded activities. With continued partnerships, The Homelessness Response System aligns with the County's response to addressing homelessness across departments and jurisdictions that are working together to tackle this need. This is serving as another example of this work to improve coordination and efficiency across the state.

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

Multnomah County has budgeted millions of dollars of its fiscal year 2027 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 Homeless Services Department (HSD) 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. One of the most successful programs in Multnomah County's work to reduce homelessness is Permanent Supportive Housing services. Multnomah County currently is sustaining nearly 9,000 people in short and long term housing who might otherwise return to the streets, and 83% of people placed into supportive housing have remained housed for more than two years. The Homeless Services Department faces a significant reduction of \$87 million (a 26% drop) in funding for the 2026-2027 fiscal year, down to \$247 million from \$334 million.

Multnomah County key investments proposed for FY27 budget:

Housing and Homelessness Services (\$13.5 million): Dedicating \$10 million for one-time investments to move people from shelters to housing faster, along with \$3.5 million added to strengthen eviction prevention services.

Dedicating \$10 million in one-time funding to services that can help move people from shelter to housing faster.

Fully funding County jails while investing in alternatives that can connect people to treatment and recovery. This includes a permanent Sobering and Crisis Stabilization Center that law enforcement, outreach workers, and community partners can connect people to.

Backfilling federal budget cuts in the Health Department with targeted dollars to ensure the County's public health infrastructure is intact. This includes preserving School Based Mental Health, the Behavioral Health Resource Center, and our Community Health Clinics that provide primary, dental, pharmacy, and mental health care.

Support programs providing assistance to households being affected by legal issues.

Fully funding the Elections Division to protect our local democracy and ensure a successful rollout of Ranked Choice Voting for County candidate elections.

Continuing the rapid expansion of Preschool for All as the program anticipates nearly doubling to over 7,000 seats. This will provide thousands more children access to a joyful preschool experience and their families much needed economic relief.

### **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 funds. And has an IGA with the 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 FY26-27, Multnomah County will direct its HOME allocation (\$142,778), 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 rent 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, HSD, 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. The County will continue to ensure compliance with HUD's Lead-Safe Housing Rule (24 CFR Part 35) for any housing rehabilitation projects assisted with CDBG funds. In PY2026, the County will follow HUD's guidance with all housing rehabilitation projects :

- Inspections: Risk assessments and inspections will be conducted for all CDBG-rehab projects involving housing units built before 1978.
- Disclosure: Lead hazard information will be provided to property owners and program participants.
- Safe Practices: Lead-safe work practices and clearance testing will be incorporated into applicable rehabilitation activities.
- Outreach: Collaboration with local Multnomah County health lead agency to provide resources to households with young children in older housing.

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**

Multnomah County will continue its efforts in supporting projects with internal and external partners geared towards reducing the level of poverty and increasing the capacity of households to earn a livable wage to support their 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 support to older adults, individuals with developmental disability, and veterans. Multnomah County Community Health Center operates a network of over 15 primary care, dental, and student health clinics. This includes 7 main primary care clinics, 9 student health centers for youth (ages 5–18), a dental-only clinic, and a specialized HIV health services center offering Medical care for all Multnomah County residents, including low-income and underinsured.

The County is moving more people off of the streets and into housing than ever before. Preschool for All is providing free, high-quality early education to thousands of children and giving families much needed economic relief. Alternatives to incarceration are connecting people to recovery. And soon, the Library Capital Bond projects will be completed on time and on budget – renewing civic pride in our neighborhoods. Multnomah County's annual budget process for Fiscal Year 2027 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, reducing family poverty, and increasing community safety and early learning opportunities for young children.

Multnomah County faces a \$11 million deficit in County general funds, this will impact a significant cut to County Services and Staff for FY27. The Chair's office announced the upcoming budget engagement survey opportunity inquiring for public comments for FY27. That survey is now closed. There will be more opportunities to participate in public hearings by visiting; <https://multco.us/info/learn-more-about-multnomah-county-budget-process-and-how-participate> 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 4, 2026. The Multnomah County's Board Executive Budget can be viewed after June 12th, 2026 by visiting; <https://multco.us/info/fy-2027-chairs-proposed-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. The current budget supports the next phase in this work, known as the County's "Shared Services" projects. This takes Multnomah County from crafting a shared vision, mission, values, and strategic plan to operationalizing them.

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

The Homelessness Response System (HRS) first established in 2024 is focused on bringing the work to address homelessness closer together across departments, jurisdictions, and community partners. That includes the intersections of homelessness and behavioral health, our criminal legal system, and housing development. HRS also consults with people who have lived experience of being homeless. By the County sustaining the Homelessness Response System (HRS), this budget aims to maximize the impact of existing resources and accelerate people's transitions into stable homes. Key Goals set out to be reached by end of 2025 is to get 2,700 more people into shelters, add 1,000 new beds, increase exits from shelters to permanent housing by 15%, and reduce chronic homelessness.

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, and implementation is underway. The County participates in a quarterly networking of area agencies and non-profits working on affordable housing and fair housing issues. The group consists of representatives from the Portland/Vancouver Metro Area that receive HUD federal funding and grapple with largely similar issues tied to affordable housing and housing discrimination. The purpose is largely for sharing updates, strategies and also to request partners to spread the word on available resources and programs. 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.

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# Program Specific Requirements

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

### Introduction

The County does not anticipate receiving program income during the program year 2026. The CDBG allocations for various projects are finalized as part of the Policy Advisory Board adoption process. In this 2026 Annual Action plan, the planning and development strategies are entirely for the CDBG Entitlement Program. The County will allocate no more than 15% of its annual CDBG entitlement grant for public service activities. 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, in compliance with HUD regulations. And at least 70% of CDBG funds received by a jurisdiction must be spent to benefit people with low and moderate incomes (less than 80% of the AMI).

Multnomah County receives HOME funding through the Consortium Lead. For PY2026, Multnomah County and City of Gresham will enter into an IGA related to HOME funds and the projects City of Gresham will be funding for that fiscal year.

### Community Development Block Grant Program (CDBG)

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

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

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

### Other CDBG Requirements

1. The amount of urgent need activities	0
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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%

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It is estimated the PY2026 CDBG grant award will be \$324,704 plus \$19.34 from PY2024 unspent to carry out programming and admin CDBG work in Multnomah County. The total 20% admin cap of the grant totals \$66,728. The overall programming benefit of 80% is calculated for PY2026, in total of \$267,005. Making the grand total \$324,723.34 for CDBG PY26.

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