

Executive Summary

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

1. Introduction

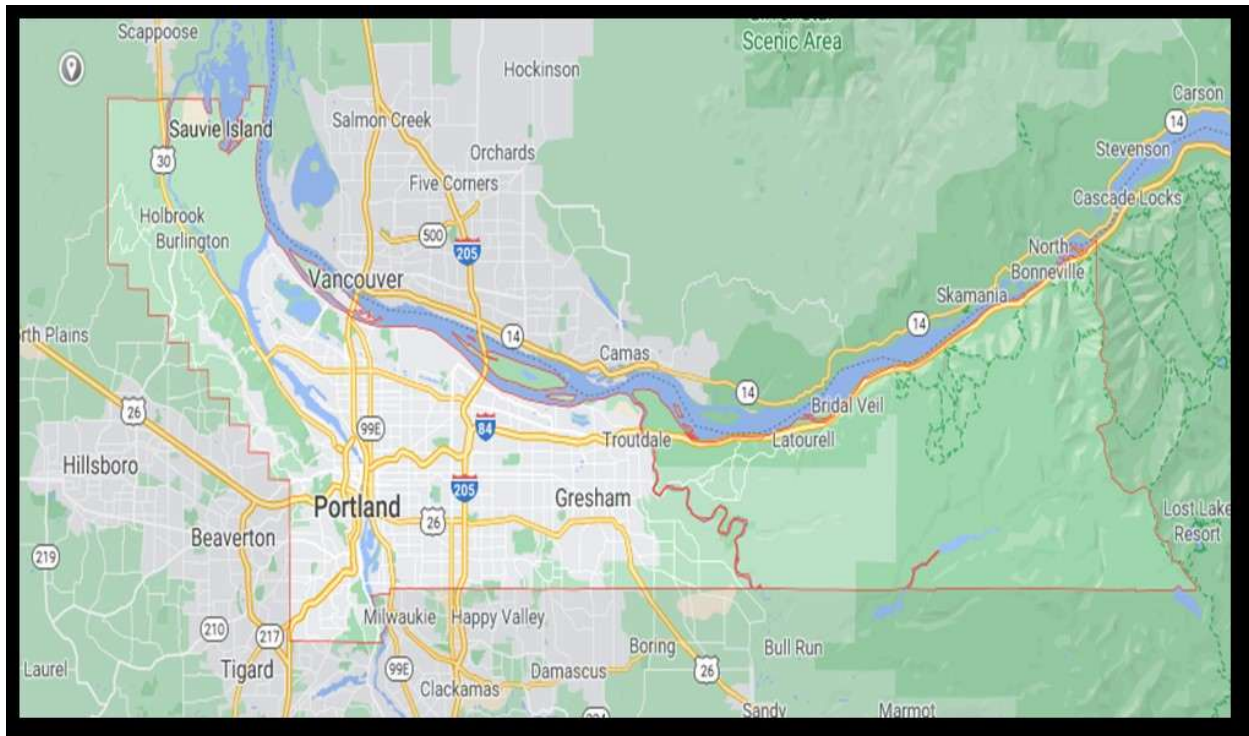
The Consolidated Plan is a required plan document that all jurisdictions that receive HUD federal funds are required to produce. The plan provides an assessment of community needs, a market analysis and engages the public to establish goals, prioritize needs and then to establish strategies for community 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 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 2026-27 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: \$1,623,525

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

Increase and preserve affordable housing choice: The community needs safe housing, in good condition for all residents. Projects might include emergency home repair, home accessibility improvements, down payment assistance, and development or rehab of affordable rental housing.

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

Intervention to Reduce and prevent homelessness: There is a pressing need in the community to prevent and reduce homelessness and increase stability for all residents. Projects might include supportive and emergency services, transitional housing, shelters or homelessness prevention programs like rent assistance.

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

Consortium Need #3

Community and Economic Development

Improve livability and promote economic development: The community needs improvements to area infrastructure, facilities, economic opportunities, and economic development. Projects might include employment training, business development assistance, anti-poverty programs, supportive services and improvements to infrastructure such as parks, sidewalks, lighting, or community centers.

Multnomah County 5 Year Targets: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit – 11,264 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 community development, housing and economic development 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 the 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

The County allocated CDBG funds through a competitive process for this 2026-27 Action Plan. Staff from the Department of County Human Services, Youth and Family Division, reviewed all grant applications and formulated a funding recommendation for the Policy Advisory Board (PAB) meeting and public hearing meeting on May 6th, 2026. The PAB approved the 2026/27 Action Plan on May 6th, 2026. The County engaged in conversations and sought out feedback from local residents, nonprofit agencies, private businesses, sub grantees and their clients and elected officials to ensure the Consolidated Plan and annual action plans are carried out based on the needs of CDBG targeted populations. Refer to AP-10 for a list and summary of consultations that occurred in preparation for the 2026-27 Action Plan.

The Consortium carried out two separate Community Needs Hearings in the fall to solicit public input on housing, economic development, and social service priorities to shape federal CDBG Action Plan funding and the Consolidated Plan. In addition, The Consortium made available a Community Feedback Survey that will help shape the goals and funding priorities for the Consortium's Five-Year Consolidated Plan 2026-30. The survey gathers basic information about the community members and their ties to the community as well as comments and insights about the needs in their community. It allows an individual to provide comments on the Consortium's focus areas and help prioritize these areas by ranking them in order of importance. Finally, the survey collects feedback on the Consolidated Plan's needs and goals and will be used during the Consolidated Plan development in spring and summer 2026.

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/ City of Gresham and City of Portland budget hearings and approval processes.

A summary of comments from both the Needs Hearing in November and the online Consortium Survey received thus far includes: Home Repair assistance, investments to Public Facilities, Homeless Prevention, Economic Development, Homeownership, Emergency Shelter, Rental Housing and assistance for youth services programs. Responses also indicated a need for programs that help people at all income levels, including households with no income. Full comment summaries are included in the attachments to this plan.

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

All comments received during the development of the Consolidated Plan have been accepted and/or incorporated by Multnomah County.

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 input for this 2026-30 Consolidated Plan. A Fall Needs Hearing for Multnomah County and City of Gresham was held in November 2025 and February 4, 2026 for the City of Portland. Consolidated Plan Public Hearings were held by all three consortium partners. Additionally, Gresham and Portland held public City Council meetings. The public notice for the draft of the 2026-30 Consolidated Plan was published in the Gresham Outlook on May 6, 2026 and ran advertising for a 30-day public comment period extending from May 6, 2026 – June 5, 2026. Following is a Calendar of events for the 5-year Consolidated Plan of the Consortium:

- Community Needs Hearing (Gresham & Multnomah County)- November 20, 2025
- CAPER Multnomah County Hearing- September 24, 2025
- CAPER & Needs Hearing (Portland)- February 4, 2026
- Publication of Multnomah County CAPER Draft- September 9, 2025
- Community Needs Survey- April 2026 through July 2026
- Publication of Multnomah County Con Plan Draft- May 6, 2026
- Publication of Gresham Con Plan Draft- May 1, 2026

- Publication of Portland Con Plan Draft- July 2, 2026
- Multnomah County CDBG Policy Advisory Board Meeting- May 6, 2026
- Gresham CDHS Con Plan Public Hearing- May 13, 2026
- Gresham City Council Con Plan Meeting- June 2, 2026
- Portland 2026-30 Con Plan and 2026-27 Action Plan Public Hearing-July 2,2026
- Portland Budget Hearings- July 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

Each of the three jurisdictional partners get their own CDBG entitlement funds and hence allocate and administer respective allocations independently, but in close coordination with each other. For the upcoming fiscal year 2026-27, HOPWA and ESG funds will be managed by the Consortium Lead, Portland Housing Bureau. Multnomah County will only be carrying out CDBG activities for this 2026-30 Consolidated Plan.

As the designated lead agency for the CDBG Consolidated Plan, Portland Housing Bureau (PHB) coordinates and collaborates with the jurisdictional partners for plan preparation and relevant administrative tasks. Portland is also the Consortium lead in the HOME grant; and handles the allocation among consortium partners and administration of HOME Funds. Multnomah County currently has an intergovernmental agreement with the City of Portland to partner the County's HOME allocation with City of Portland or City of Gresham to leverage resources to support increasing and preserving affordable housing for Multnomah County residents. 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, home ownership 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.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

This section outlines consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed 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.

Multnomah County developed the Consolidated Plan through analysis of demographic data, consultation with community groups, public meetings, consultation with public agencies and other governmental departments. Representatives of the non profit agencies either attended the public hearing group meetings or were sent the community needs survey to share with their community and clients.

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(l)).

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 Homeless Services Department formerly known as 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 2025-30 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 CoC investments go hand in hand with the Consolidated Plan with commitment to centering around support, coordination and planning used to address homelessness, improve resource coordination for people experiencing homelessness, improve data collection and performance measurement and allowing communities to tailor its programs to fit their strengths and challenges as the consortium does during the community needs hearing.

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

1	Agency/Group/Organization	MULTNOMAH COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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(I))

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:

- Executive Budget Proposed by Chair Jessica Vega Pederson 2026
- Consortium A Home for Everyone
- City of Portland State of Housing Report 2019
- Portland Tri-County Point In Time County 2025
- Homeless Services Department- Supportive Housing Services Annual Report 2025
- Multnomah County; A Home for Everyone, A United Community Plan
- Multnomah County Climate Action Plan 2019
- Multnomah Food Action Plan 2010-2015
- Home Forward Moving to Work Plan
- Multnomah County Capital Improvement Plan
- Multnomah County Coalition of Communities of Color Unsettling Profile Reports
- City of Gresham Parks & Recreation, Trails and Natural Areas Master Plan
- Multnomah county Comprehensive Gang Assessment
- Multnomah County Strategic Plan to Address Gang Violence

- Poverty in Multnomah County Report 2019
- Findings from Surveys of People with Recent Experience of Homelessness in Multnomah County 2026
- Census Bureau Reports for 2015-2019
- Consortium Analysis of Impediments to Fair Housing Choice 2011

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	Minorities Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, and others Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	November 20, 2025 Community Needs Hearing: 9 community members and 4 jurisdictional staff at the Multnomah County and City of Gresham need hearing.	Needs and priorities to stabilize at risk households included: improved infrastructure such as 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; micro-enterprise technical assistance; subsidized childcare; affordable housing	All comments accepted.	

				and educational and employment opportunities for local youth. Attendees also provided input in support of maintaining 3 broad goals in the Con Plan to ensure each jurisdiction has flexibility to fund a variety of projects and respond to changing needs in subsequent Annual Action Plans.		
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2	Online Survey and Comment Card	Minorities Non-English Speaking - Specify other language: Spanish, Simplified Chinese, Vietnamese, Russian Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Online Community Needs Survey was available from April 2026 through July 2026.	The Consortium received a wide range of comments. A full summary of survey comments is included in the attachments. Comments varied from Transportation Safety Improvements, Clean Up & Fire Prevention, Homelessness being addressed along with affordable housing efforts, Home repair programs, Youth Services & Schools, Business Assistance and more that align with supporting a community that is growing.	All comments will be accepted.	https://gresham.formstack.com/forms/community_feedback_survey
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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	Policy Advisory Board member comments of support for the proposed funding to carryout the activities and gratitude for the non profits carrying out these projects.	All comments will were accepted.	
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Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the most current U.S. Census Bureau, Multnomah County's population has increased by 0.2% since 2020. Oregon's most populous county added just over 1,600 residents to reach a total of approximately 795,897 in July 2024. These small County increments impact the urban county jurisdiction made up of cities of Maywood Park, Fairview, Troutdale, and Wood Village as well as unincorporated areas outside of the cities of Portland and Gresham. Much of East County where displacement and rising housing costs in Portland continue to have an enormous impact on population growth and housing costs in this area. As of January 2025, more than 14,361 people were experiencing homelessness in the County. This is an increase over the numbers reported in the County's previous data, from January 2024 which reported 11,000 individuals experiencing homelessness. Although the total number of people is higher, only 48% of people included in the January 2024 list remained in the most recent list. Importantly, 52% of the people whom the County understood to be homeless in January 2024, just under 6,000 people, are no longer on the most current list.

Although, the economy in the greater Portland region is doing well, East 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. Sixty 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 the 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 the County is 12.6% to 12.7%. Wood Village is the only city that has a poverty rate above this at 16.6%. The 2019 Poverty in Multnomah County report shows some of the census tracts with the lowest median incomes are located in Fairview, Wood Village, and the west side of Troutdale. 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.

Additionally, the Reynolds School District (RDS) continues to also be impacted by the increase in poverty in East Multnomah County. The RDS has an enrollment of approximately 9,668 students, with 65.4% of students being economically disadvantaged. The district serves students who live in Fairview, Wood Village, Troutdale and portions of North Gresham and East Portland. Approximately 72% of their students are eligible for free or reduced lunch, and approximately 10% of students were unhoused or facing housing instability during the 2025-26 school year.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	46,855	48,660	4%
Households	17,415	17,385	-0%
Median Income	\$54,102.00	\$71,425.00	32%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,535	2,175	3,415	2,005	8,245
Small Family Households	354	509	1,029	699	4,605
Large Family Households	124	284	544	283	610
Household contains at least one person 62-74 years of age	337	705	924	544	2,384
Household contains at least one person age 75 or older	203	383	276	239	450
Households with one or more children 6 years old or younger	210	378	671	346	727

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	65	35	10	125	19	0	4	10	33
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	25	15	15	110	0	40	120	30	190
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	40	144	45	35	264	0	40	30	34	104
Housing cost burden greater than 50% of income (and none of the above problems)	537	268	30	15	850	230	253	280	28	791

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	154	399	550	45	1,148	74	194	584	183	1,035
Zero/negative Income (and none of the above problems)	105	0	0	0	105	49	0	0	0	49

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	652	498	120	75	1,345	250	328	439	104	1,121
Having none of four housing problems	389	559	1,078	454	2,480	253	785	1,775	1,365	4,178
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	319	209	210	738	19	83	264	366
Large Related	90	90	60	240	34	44	49	127
Elderly	98	331	25	454	185	233	389	807
Other	299	164	325	788	89	143	185	417
Total need by income	806	794	620	2,220	327	503	887	1,717

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	59	59	19	49	0	68
Large Related	0	0	0	0	34	24	29	87
Elderly	94	187	0	281	121	78	125	324
Other	0	249	30	279	70	0	0	70
Total need by income	94	436	89	619	244	151	154	549

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	95	144	60	35	334	0	80	145	64	289

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	15	15	0	0	4	0	4
Other, non-family households	0	25	0	0	25	0	0	0	0	0
Total need by income	95	169	60	50	374	0	80	149	64	293

Table 11 – Crowding Information - 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,132	409	0
White	507	374	0
Black / African American	205	0	0
Asian	60	4	0
American Indian, Alaska Native	50	0	0
Pacific Islander	0	0	0
Hispanic	264	35	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,417	749	0
White	1,083	654	0
Black / African American	20	0	0
Asian	24	0	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	234	95	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,700	1,718	0
White	1,214	1,247	0
Black / African American	15	114	0
Asian	80	29	0
American Indian, Alaska Native	34	39	0
Pacific Islander	30	0	0
Hispanic	280	223	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	403	1,593	0
White	293	1,264	0
Black / African American	15	54	0
Asian	23	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	64	164	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	902	642	0
White	433	447	0
Black / African American	165	40	0
Asian	60	4	0
American Indian, Alaska Native	50	0	0
Pacific Islander	0	0	0
Hispanic	154	145	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	826	1,344	0
White	601	1,150	0
Black / African American	4	20	0
Asian	4	20	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	190	139	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	559	2,853	0
White	424	2,033	0
Black / African American	0	135	0
Asian	25	84	0
American Indian, Alaska Native	10	63	0
Pacific Islander	10	20	0
Hispanic	90	408	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	179	1,819	0
White	109	1,444	0
Black / African American	0	69	0
Asian	4	74	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	64	164	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,543	2,778	1,882	154
White	10,805	2,064	1,273	149
Black / African American	248	90	165	0
Asian	243	118	78	4
American Indian, Alaska Native	73	28	90	0
Pacific Islander	10	20	0	0
Hispanic	924	369	239	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Totals in Use

	Certificat e	Mod- Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportiv e Housing	Family Unificatio n Program	Disabled *
# of units/vouchers available									

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White									
Black/African American									
Asian									
American Indian, Alaska Native									
Pacific Islander									
Other									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic									
Not Hispanic									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

How do these needs compare to the housing needs of the population at large

Discussion

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Multnomah County's CDBG Consortium cities – Fairview, Maywood Park, Wood Village, and Troutdale – all recognize the importance of continued enhancements to city centers, parks and landscapes in order to continue the stabilization and revitalization efforts for low-income neighborhoods. Equally important is the need to address each city's infrastructure related to public health and safety, including stormwater management, sanitary sewer systems, water supply, pedestrian and bicycle safety measures, and improved public transportation access. These basic public infrastructure services ensure that city residents can be safe in their homes and neighborhoods.

Multnomah County's urban county jurisdiction – including the cities of Fairview, Maywood Park, Wood Village, and Troutdale – all recognize the importance of continued enhancements to city centers, parks and landscapes in order to continue stabilization and revitalization efforts for low-income neighborhoods. Equally important is the need to address each city's infrastructure related to public health and safety, including stormwater management, sanitary sewer systems, water supply, pedestrian and bicycle safety measures, and improved public transportation access. These basic public infrastructure services ensure that city residents can be safe in their homes and neighborhoods.

Although there are many areas within the urban county jurisdiction that would not qualify for CDBG funding under area benefit, Wood Village, Fairview, and Troutdale do have census block groups with a large percentage of low- and moderate-income residents. Access to open space, parks, and recreation facilities varies widely across the Multnomah County urban county jurisdiction. In the city of Wood Village, the majority of residents live in multi-family housing or mobile homes. Many of the residences do not have play areas or recreational facilities where residents can gather or play safely. City of Wood Village is the only city in the Multnomah jurisdiction that meets the CDBG PY26 Exception Criteria for area benefit activities. The city of Wood Village's one public park - Robertson Park - offers recreational opportunities for the city's residents. There is a play structure area for children. It also has a new basketball recreation area, ADA picnic area with new wide pathways leading to different sections of the park, an extensive nature walking trail that draws large numbers of youth and adults from surrounding neighborhoods of East County. Other upgrades to the park are underway with CDBG funding assistance. The park improvements will directly benefit 1,650 Low and Moderate Income individuals in the census tract and block the park is located at and 3,690 LMI individuals in total for the three surrounding census tracts and blocks.

However, the city of Fairview does have Census Block Groups with a large percentage of low- and moderate-income residents. Public infrastructure needs for these two cities are uniquely different. City of Fairview conducts a local income survey to determine the percentage of low- and moderate-income (LMI) persons in the service area of a proposed CDBG activity. The income survey must meet all HUD's guidelines and be approved by HUD staff before the project can begin.

How were these needs determined?

The CDBG Consortium have conducted community planning activities and public hearings to solicit feedback and determine needs for public facilities. Community Needs hearings and surveys have documented the need for public facilities improvements for the cities of Fairview, Maywood Park, Troutdale and Wood Village.

Describe the jurisdiction's need for Public Improvements:

The City of Fairview has prioritized public infrastructure services in its Old Town area. The majority of the Fairview's low- and moderate-income residents live in this area. Fairview Oaks Apartments includes a Home Forward 40- project based subsidized apartment building, which offers affordable housing to residents whose income is below 30-50% of the Area Median Income. There are also a large number of families with children living in the Old Town area and most children attend Fairview Elementary School located in the neighborhood. Fairview Elementary School has over 94.5 % of its students utilizing the Free/Reduced Lunch Program for the school year 2025-26. The city is focusing its efforts on preserving its affordable housing stock in the neighborhood and increasing community amenities so that it continues to be livable, vital part of the entire city. There is a long-range plan in place which has been successful in constructing new sidewalks and ensuring safe routes to school for local children. This sidewalk safety program is on-going. New streetlights and an improved storm water management system have also contributed to the health and safety of neighborhood residents. City of Fairview has a PY25 sidewalk improvement project carrying over from the previous 2021-25 Consolidated Plan.

The main park in the City of Wood Village is Donald L. Robertson City Park, this 21-acre community space features a variety of amenities, including a natural area, wetlands, nature preserves, splash pad, a disc golf course, a playground, sports fields, ADA walking trails, barbecue grilling with picnic tables and an arboretum. This park is used by many families from surrounding urban cities. The Reynolds school district serves 20 public schools with the majority of students qualifying for free or reduced lunch. Making this park a staple in the community for families to congregate in a public space. If the City of Wood Village does not receive funding for this PY26 project, these critical access, safety, and serviceability improvements will be delayed until alternative grant funding can be secured. The City's limited general fund budget is primarily allocated toward public safety, with some remaining for routine park maintenance and emergency repairs, leaving little capacity for accessibility enhancements beyond basic upkeep. Providing useful, accessible amenities is essential to ensuring that all park visitors can fully participate in gatherings, sports, and community activities. The proposed crossing represents the final component needed to complete an accessible pathway between the park plaza and the restroom facilities. Without this connection, visitors with mobility challenges must rely on City Hall restrooms—available only during regular business hours—or navigate indirect and potentially difficult routes to reach park facilities. These conditions create avoidable barriers and limit equitable access to public amenities. This PY26 project will rehabilitate the baseball field's infield using an industry-standard dirt

mix designed for optimal play ability, drainage, and long-term maintenance. The current surface has deteriorated, creating safety concerns and limiting field availability. By installing a stable, properly graded infield blend, the project will enhance player safety, reduce maintenance costs, and create an attractive and useful sports field for community members, recreation programs, youth leagues, and other organizations. Funding these projects will enhance ADA accessibility to essential park facilities, reduce risk of injury, and increase community access to recreation.

How were these needs determined?

The cities that comprise Multnomah County's urban county jurisdiction have conducted community planning activities and public hearings to determine needs for public improvements. Planning documents for Wood Village, Fairview, and Troutdale have documented the need for public improvements.

Describe the jurisdiction's need for Public Services:

Residents of Multnomah County's CDBG Consortium cities lack access to comprehensive social services. Development of the non-profit infrastructure has historically lagged behind that of Portland, based on East Multnomah County's history of middle class/working class economic opportunities. Social services needs were lower for households that worked in the traditional blue collar manufacturing opportunities that were available to workers in East County. However, all this changed in the 1970s and 1980s when the natural resource economy crashed and manufacturing plants closed. Snow-Cap, El Programa Hispano Catolico, and Our Just Future doing business as Human Solutions, Inc., are a few of the non-profit organizations that began social service delivery during the past twenty-five years to serve low-income individuals and families in East County. The 2019 Poverty in Multnomah County Report describes the geography of poverty that has contributed to this lack of access to public services: "The displacement of low-income residents from close-in Portland neighborhoods has had a negative impact on their access to opportunity. The areas of the county with the highest poverty rates tend to have lower levels of infrastructure and amenities necessary for achieving health and well-being. Displacement can also lead to decreased community cohesion and fractured support systems — critical factors that affect a community's collective capacity to prevent and address poverty." As advocacy for more public services in East Multnomah County has grown, this has also increased funding for and access to culturally-specific services in this area.

Transit systems that enable low-income households to access services are also lacking in East County. The 2019 Multnomah County Poverty Report illustrates transportation barriers facing low-income residents in the East County. The report concludes that "There are a few nodes in East Portland and Gresham with good access, but large swaths of Gresham have poor access, as do most of the other cities and unincorporated areas of East County." Multnomah County's Continuum of Care (CoC) system funds Mobile Housing Teams to conduct outreach services to individuals and households that link those at-risk

of homelessness or who are homeless with housing and public services, including rent assistance, shelter referrals, social services, substance abuse treatment, and mental health services.

How were these needs determined?

Multnomah County and Gresham co-hosted an East County Community Needs Hearing on November 20, 2025. This hearing was in person at the East County Building with ADA accessibility. Following the group discussion, attendees were presented with a list of CDBG and HOME eligible activities and were provided stickers to “vote” on activities that are most important or highest need. Selected activities with the vote counts are listed below:

Public Services

Youth Services (3)

Food Assistance (2)

Housing Counseling (2)

Substance Abuse Services (2)

Affordable Childcare (2)

Healthcare Services (1)

Tenant/Landlord Counseling (1)

Affordable Housing

Rent Assistance (3)

Homeowner Housing Rehab (2)

Home Accessibility Improvements (2)

Construction of Multi-Family Housing (1)

Economic Development

Microenterprise Assistance (2)

Public Facilities & Infrastructure

Transportation Improvements (1)

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):

Percentage of Renters Cost Burdened

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

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,975	71%
1-unit, attached structure	814	4%
2-4 units	779	4%
5-19 units	1,284	7%
20 or more units	1,220	7%
Mobile Home, boat, RV, van, etc	1,304	7%
Total	18,376	100%

Table 25 – Residential Properties by Unit Number

Data 2016-2020 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	69	1%	244	5%
1 bedroom	147	1%	984	20%
2 bedrooms	1,345	11%	2,184	44%
3 or more bedrooms	10,879	87%	1,550	31%
Total	12,440	100%	4,962	100%

Table 26 – Unit Size by Tenure

Data 2016-2020 ACS
Source:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Describe the need for specific types of housing:

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	278,300	410,800	48%
Median Contract Rent	847	1,186	40%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	457	9.3%
\$500-999	1,321	26.7%
\$1,000-1,499	2,264	45.8%
\$1,500-1,999	635	12.8%
\$2,000 or more	258	5.2%
Total	4,935	99.8%

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	265	No Data
50% HAMFI	1,125	457
80% HAMFI	3,124	1,696
100% HAMFI	No Data	3,096
Total	4,514	5,249

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 30 – Monthly Rent

Data HUD FMR and HOME Rents
Source:

Is there sufficient housing for households at all income levels?

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,655	21%	2,284	46%
With two selected Conditions	118	1%	230	5%
With three selected Conditions	15	0%	55	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,655	78%	2,370	48%
Total	12,443	100%	4,939	100%

Table 31 - Condition of Units

Data 2016-2020 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,024	16%	934	19%
1980-1999	4,734	38%	2,078	42%
1950-1979	3,888	31%	1,537	31%
Before 1950	1,785	14%	400	8%
Total	12,431	99%	4,949	100%

Table 32 – Year Unit Built

Data 2016-2020 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,673	46%	1,937	39%
Housing Units build before 1980 with children present	1,492	12%	1,104	22%

Table 33 – Risk of Lead-Based Paint

Data 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available									
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 37 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

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, total employment for Multnomah County, Oregon was 519,264 (based on a four-quarter moving average). Over the year ending 2020, 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	12	13	1
Construction	1,499	1,583	8	12	4
Education and Health Care Services	3,504	1,258	19	9	-10

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	-4
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	10	5	-5
Public Administration	0	0	0	0	0
Retail Trade	2,331	2,443	13	18	5
Transportation and Warehousing	962	2,045	5	15	10
Wholesale Trade	1,161	485	6	4	-2
Total	18,505	13,418	--	--	--

Table 38 - Business Activity

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

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

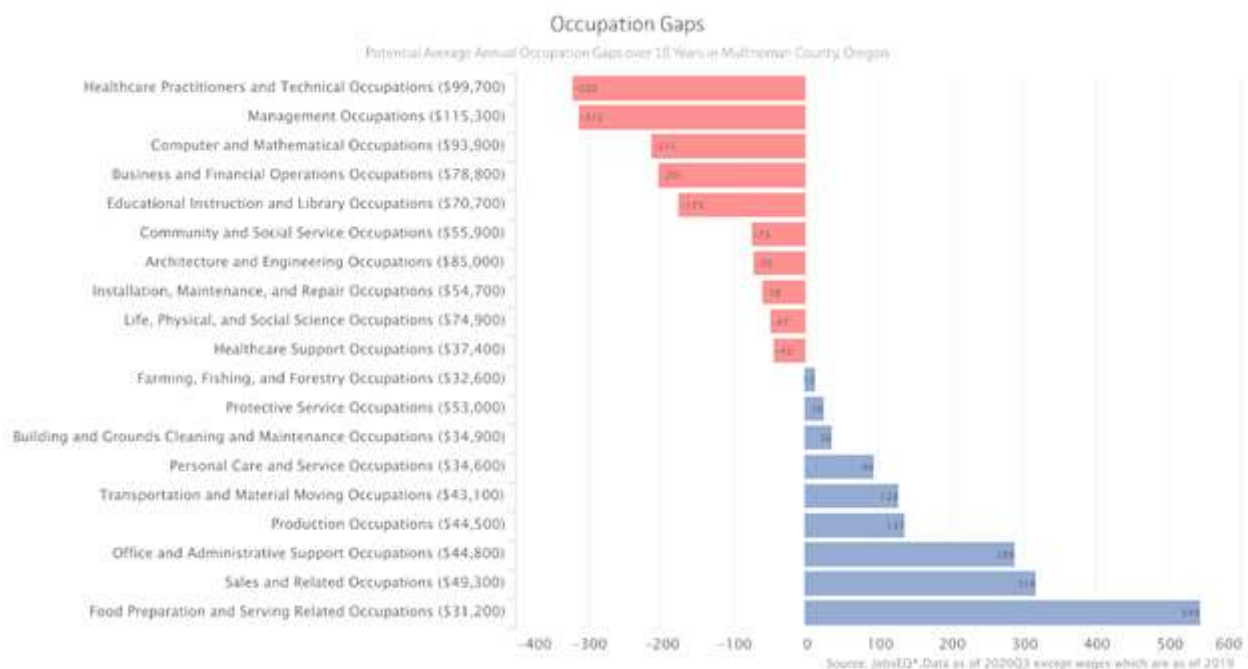
Table 39 - Labor Force

Data 2016-2020 ACS
Source:

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 40 – Occupations by Sector

Data 2016-2020 ACS
Source:



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%
Total	21,541	100%

Table 41 - Travel Time

Data 2016-2020 ACS
Source:

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 42 - Educational Attainment by Employment Status

Data 2016-2020 ACS
Source:

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 43 - Educational Attainment by Age

Data 2016-2020 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

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

Data 2016-2020 ACS
Source:

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

According to the data tables above, there were over 25,307 residents aged 16 and up in the civilian workforce for the Cities of Fairview, Troutdale, Wood Village and Maywood Park. Education and Health Care Services and Retail Trade are the leading employment sectors in the urban cities economies today. These two fields account for about 19% of all jobs, while retail trade provides about 13% of jobs. Meanwhile, the Manufacturing and Arts, Entertainment, and Accommodations sector remain a primary economic engine for East Multnomah County. Both sectors are in third place, accounting for 12% of jobs. Such employment data often tracks how communities depend on these major industries. For example, Troutdale is known as the "Gateway to the Gorge." This makes its Arts, Entertainment, and Accommodations sector vital for local tourism. The cities of Wood Village and Fairview as nearby cities also accommodate and support the development that is happening in the City of Troutdale.

Describe the workforce and infrastructure needs of the business community:

Multnomah County for decades has played a limited role in propelling economic development in Multnomah County, plans are in place for economic development landscape analysis report that will inform the development and implementation of county-specific strategies to effectively retain and grow existing businesses, industries and employers that attract and retain traded sector jobs; recruit new businesses and employers; support a diverse, competitive workforce; and spur community and multigenerational wealth throughout the County, including in North Portland, Northeast Portland, Southeast Portland and East Multnomah County.

East Multnomah County suffers from deep-rooted infrastructure deficits. Urgent needs include upgrading unsafe, high-injury roads, expanding rapid transit connections, repairing deteriorating rural bridges, and modernizing community facilities. The County continues to face decades of underfunding to address these needs and are actively pressing state lawmakers for targeted capital infrastructure

investments. Continuing to develop infrastructure improvements throughout the County is essential for encouraging growth and sustainability for retail businesses.

Furthermore, equitable access to a growing economy is key to achieving the global economic district vision. Culturally specific resources are critical to engaging underserved and underrepresented communities. This requires multi and bi-lingual employment pathways by working closer with community based organizations and businesses to provide support services like affordable housing and child care. According to the Port of Portland, East Multnomah County (EMC) is a growing, diverse region of approximately 150,000 residents. While the broader Portland metro area has lost population recently, EMC added nearly 9,000 people over the last five years. Approximately 25% of EMC residents speak a language other than English, highlighting the area's rich cultural diversity. Pathways into infrastructure-related occupations, and especially green energy infrastructure, should receive special attention.

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.

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.

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Discussion

MA-50 Needs and Market Analysis Discussion

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

Concentrated Households with multiple housing problems could fall under; 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.51 or more occupants per room, 4) selected monthly owner costs as a percentage of household income greater than 50%, and 5) gross rent as a percentage of household income greater than 50%. Selected conditions provide information in assessing the quality of the housing inventory and its occupants. This data is used to easily identify homes where the quality of living and housing can be considered substandard.

For this Consolidated Plan Multnomah County does not measure where households with more than one substandard condition or overcrowding are concentrated.

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?

The Cook Plaza Severe Weather Shelter located in East Multnomah County will receive renovation upgrades. Previously this building was an existing vacant commercial office building. Cook Plaza has two above-ground stories and a basement, with a total square footage of 14,150 sf. The center will also be able to accommodate 90 individuals at a time during severe weather emergencies, providing overnight shelter, hygiene services and hot meals. Funds will be used for just general building improvements, such as replacing the mechanical units, some facade upgrades, exterior egress stairs, fire alarm, lighting, finishes upgrades, roof repairs, elevator upgrades, and plumbing updates. Construction is expected to take place in late 2026 and early 2027. The total renovation budget is \$8.4 million, which includes the \$1,666,279 HUD CPF earmark award and an additional \$6,733,724 of County General Fund.

Are there other strategic opportunities in any of these areas?

There are a number of new CDBG qualifying street and sidewalk improvements projects that serve Fairview's and Wood Village's low-income neighborhoods that are funded and expected to be completed by Spring 2027.

Additional strategic opportunities that have been an anchor in the County is Mt. Hood Community College (MHCC) which serves as the primary educational institution and workforce training organization in East County. In May 2025, voters in the MHCC district passed Measure 26-258. This \$136.445 million general obligation bond is funded by property owners within the district (including East Multnomah County) and goes toward repairing aging facilities, improving campus security, and expanding career and health profession training facilities. Multnomah County also funds specific college programs and scholarships aimed at workforce development, such as early childhood education grants associated with the county's Preschool for All initiative. 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.

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.

According to the most recently available five-year estimate by the U.S. Census Bureau's American Community Survey shows that about 5% of households in Oregon have no internet access and 3.2% Multnomah County households do not have internet access. That is an improvement from the 9.2% of households without internet access in 2015-2019. Since the internet revolution, access to broadband services including reliable services and necessary equipment like laptop, tablet or cell phone is no longer a luxury but is a necessity. Past nationwide emergency events have 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 the number of households that lack access to internet services including broadband needs at the County (Multnomah) level. In sum, there is a persisting need to expand internet services including broadband services across the jurisdictional area. Especially, the rural areas of Multnomah County which lie outside the Portland Metropolitan Area Urban Growth Boundary. The primary rural regions include Sauvie Island/Multnomah Channel (northwest), the West Hills/Holbrook area (north), Corbett/Springdale (east near the Columbia River Gorge), and the unincorporated community of Interlachen.

The County is committed to supporting broadband access, affordability, and adoption of the House Bill 320 that passed in 2023. This bill was essential to ensure that Oregon can leverage the \$688 million in recent federal dollars to invest in building out broadband services across our state. It updates and broadens the purpose of the Oregon Broadband Fund and allows both unserved and underserved areas to be eligible for federal broadband funding.

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

Digital Equity is a strategic direction for all of Multnomah County. Previous national emergencies emphasized the need for broadband access to all residents of our region. 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. Multnomah County is committed to help further close Oregon's digital divide. 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. While the study brought attention to the matter and made significant impacts of bringing broadband access to some communities, the grant did not solve all of the broadband needs the rural parts of the County face, it does provide the opportunity to continue to build network infrastructure in rural areas of Multnomah County that are unserved by broadband.

	#	%
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 45 - Internet Subscriptions In Household (ACS 2015-2019 5 Yr Estimates)

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

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Hazard mitigation is the work that is done before a disaster occurs, to lessen the severity of future natural disasters and make the community more resilient. Global climate change has accelerated significantly, with the past decade proving to be the hottest in recorded history. The health impacts of this climate change are happening in Multnomah County, threatening our access to clean air, clean water and healthy food with growing events of hotter summers, wetter winters and extreme weather events creating major public health challenges. Especially for our most vulnerable community members.

In the Portland region, communities of color and low-income communities already experience poorer health and disparities. Climate change will make health disparities worse.

Multnomah County Health Department is working with the community to prepare for these changes. This includes:

- Monitoring climate and health data
- Designing and implementing public health interventions
- Engaging with community partners on planning efforts
- Fostering and strengthening regional climate efforts

Multnomah County and the 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 has 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. To read Multnomah County's Health and Resilience Plan 2025 visit;
https://multco.us/file/climate_and_health_resilience_plan/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.

Priorities

By using a justice-centered approach, the CJP has been developed to address the climate crisis in Multnomah County and its impacts on Multnomah County residents. The CJP:

- Prioritizes the needs of historically marginalized communities to ensure environmental justice,
- Helps our community work toward building a more resilient and pollution-free future in Multnomah County,
- Reduces greenhouse gas emissions, improves air quality, and increases community preparedness for climate-related impacts,
- Prioritizes community-driven solutions, and amplifies community power, voice, and leadership, and
- Fosters shared decision-making and collaboration between government, community organizations, and residents to identify and implement climate solutions.

Outcomes

Our pursuit of climate justice will result in a community that benefits from:

- Reduced negative impacts of climate change on frontline communities,
- Improved air quality, water quality, and access to green spaces and healthy homes,
- New green jobs and support for sustainable economic development, and
- Enhanced ability to adapt to and transform from climate-related disasters.

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 following identify priority needs and priority goals to be met over the next five years.

The priority needs are:

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

Priority goals are:

- Increase and preserve affordable housing choice
- Reduce and prevent homelessness.
- Improve livability through infrastructure, employment and anti-poverty strategies

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

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	Target Areas in Multnomah County CDBG Entitlement Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	See maps in Portland Consortium Plan
	Identify the neighborhood boundaries for this target area.	The County has identified specific target areas of City of Maywood Park, City of Fairview, City of Troutdale, City of Wood Village and unincorporated areas of Multnomah County. Block groups with a low- and moderate-income population of at least 51.00% or greater, or low- and moderate-income individuals will meet the LMI benefit requirement for public facilities infrastructure projects. Or cities that carried out a Low- and Moderate-Income (LMI) Survey and successfully documented that at least 51% of residents in a specific project area qualify as low- or moderate-income.

	Include specific housing and commercial characteristics of this target area.	Low- and moderate-income (LMI) areas in Multnomah County feature diverse landscapes. These communities frequently contain older housing stock, high rental rates, and pressing infrastructure needs. To combat these disparities, the county directly targets federal and local funds toward infrastructure upgrades and housing preservation.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Multnomah County is a qualified Urban Counties with populations of at least 200,000 (excluding the population of entitled cities). Also, for infrastructure projects, LMI block groups are identified through the Low- and Moderate-Income Summary Data as provided annually by the Department of Housing and Urban Development. Community Needs Survey had feedback from East Multnomah County community members advocating for more affordable housing, pedestrian safety and after high school/employment opportunities.

	Identify the needs in this target area.	The needs of low- and moderate-income areas are diverse and varied. Some needs include, but are not limited to housing critical rehabilitation repairs; infrastructure of public facilities upgrades; basic social services needs assistance, and ADA and pedestrian accessibility improvements.
	What are the opportunities for improvement in this target area?	Key opportunities include community cleanup including yard debris removal and cleanup and housing stabilization activities, public facilities and infrastructure upgrades that support pedestrian safety and accessibility, rehabilitated housing and preservation of existing affordable units to keep people housed. Additional opportunities include employment assistance and daycare assistance resources.
	Are there barriers to improvement in this target area?	The barriers to improvement in the target areas remain the lack of additional funding outside of entitlement and the Countys general fund resources.

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.

According to the U.S. Census Bureau's ACS 2020–2024 5-year estimates report a national poverty rate of 12.5% while Fairview has 5.4% of its population living with low or moderate income, followed by City of Maywood Park with 10%, City of Troutdale with 8.9% and Wood Village with 14.2% with Multnomah County having an overall rate of 13.6% of its residents living with low or moderate income.

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 47 - Poverty Data (ACS 2020-24 5 Yr Estimates)

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Choice
	Priority Level	High
	Population	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
	Geographic Areas Affected	

	Associated Goals	Increase and preserve affordable housing choice Reduce homelessness and increase stability
	Description	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.
	Basis for Relative Priority	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.
2	Priority Need Name	Basic services & homeless prevention/intervention
	Priority Level	High

	Population	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
	Geographic Areas Affected	
	Associated Goals	Reduce homelessness and increase stability

	Description	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.
	Basis for Relative Priority	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.
3	Priority Need Name	Community and economic development
	Priority Level	High

	Population	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
	Geographic Areas Affected	
	Associated Goals	Infrastructure, employment, and anti-poverty

	Description	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.
	Basis for Relative Priority	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.

Narrative (Optional)

CDBG's flexibility empowers people and their prospective communities to design and implement strategies tailored to their own needs and priorities. Based on the needs assessment, the Consortium's Market Analysis, community outreach and public engagement efforts, these three goals were established based on the identified priority needs. Only projects addressing these high priority needs will be considered for funding during the 2026-30 Consolidated Plan.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 49 – Influence of Market Conditions

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.

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	324,705	0	19.39	324,724	1,298,820	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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								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. Mend-A Home has been allocated the full amount, \$16.82 in programming and \$2.52 in admin. See section AP-35 Projects Summary, for detailed description.

Table 50 - 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, community wide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunities and resources to support housing stability and reduction in homelessness.

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

No publicly owned land or property is available for use in this plan. The County's Multnomah County Homeless Services Department (formerly the Joint Office of Homeless 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.

Additionally, the Multnomah County Comprehensive Plan is the county's land use mission statement. It describes the policies that guide decisions made by the Land Use Planning Division as well as the relationship between Multnomah County land use decisions and the policies adopted by the Metro Council and statewide planning agencies. The official Comprehensive Plan and Zoning Map can be viewed at the Multnomah County Land Use Planning Division office at 1600 S.E. 190th Avenue, Portland, OR 97233; or can be requested via e-mail: land.use.planning@multco.us.

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 51 - 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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
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 52 - 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)

Eviction prevention programs are a proven strategy to reduce homelessness. Preventing someone facing eviction from being pushed into homelessness is far less traumatic and the least expensive intervention. Multnomah County finds itself in the midst of an eviction crisis, especially for those medically fragile. Funding from the State and Federal government continues to decrease, with little hope of that trend reversing in the near future, 42% of the evictions filed in the State of Oregon in 2025 were in Multnomah County. Of the eviction filings that get to court, 90% are for non-payment of rent. There is no legal defense for non-payment, and at the same time, rental assistance funding has been significantly reduced. Affordable housing landlords are having challenges with non-payment and increased vacancy due to tenant incomes not being high enough for rent regulated units. Community organizations are also reporting mental health and addiction challenges in keeping people housed who are not receiving services like they would in Permanent Supportive Housing which combine deeply affordable, long-term housing with voluntary, wraparound support services. It targets individuals and families exiting chronic homelessness who are living with qualifying disabilities.

Federal government changes to Home Forward's ability to house mixed-status families mean that those without legal documentation in public housing face increasing scrutiny and eviction. This challenging environment is an opportunity to align eviction prevention programs in Multnomah County to keep people most at risk of being pushed into homelessness housed.

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 Homeless Services Department formerly known as Joint Office of Homeless Services (JOHS), a city-county agency formed 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 most vulnerable communities and advance equity in the jurisdiction.

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	2026	2030	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$685,125	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 130 Household Housing Unit
2	Reduce homelessness and increase stability	2026	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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, employment, and anti-poverty	2026	2030	Non-Housing Community Development		Community and economic development	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11264 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	Increase and preserve affordable housing choice of rental and home ownership units for low- and moderate-income households. Projects might include emergency home repair, home accessibility improvements, down payment assistance, and development or rehab of affordable rental housing. This goal includes \$102,770 in admin costs during the span of the Con Plan.

2	Goal Name	Reduce homelessness and increase stability
	Goal Description	This goal includes preventing and reducing homelessness and increasing housing 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. This goal includes \$38,645 in admin costs during the span of the Con Plan.

3	Goal Name	Infrastructure, employment, and anti-poverty
	Goal Description	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. This goal has no administration funds assigned.

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.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Addressing the emergency and transitional housing needs of homeless persons

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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.

The Portland Lead hazard control Program aims to provide long-lasting and meaningful impact to our community. Subsequently, the Portland Lead hazard control Program will primarily work on all eligible lead paint hazards that are identified on properties through combination Lead Inspection and Risk Assessments to small rentals and single-family homes. Predominate interventions will include interim controls and some abatement measures when either critical or cost reasonable to do so. Standard scopes of work may include paint stabilization, wood window sash abatement, interim controls on friction surfaces (doors, cabinets, etc.), treating impact surfaces like porches and stairs, and cleaning and remediating lead dust and soil hazards.

Healthy Homes supplemental funding will be used to address critical healthy homes interventions prioritizing the health and safety of the occupant. A Healthy Homes Assessment will take place on all properties to identify needs. Precedence will go to testing and remediating high radon levels, as required by the NOFO. Additional priority will go to moisture and dampness hazards, electrical hazards, active building code violations, and further hazards that could impact occupants' health and safety.

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 influx of out of state residents 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. Based on data from the American Community Survey, Multnomah County in 2020-2024, about 12.6% of the population lived under the poverty line. On average, 99,100 people were considered in poverty. Though it is a small decrease from 2015-2019 of 13.8% there is more work to be done to lower this percentage. Poverty rates for two of the Multnomah County CDBG Consortium jurisdictions exceed the county-wide average poverty rate – City of Wood Village (16.6%) and City of Fairview (17.5%). Under the poverty rate is City of Troutdale (7.4%) and City of Maywood Park (4.5%) have poverty rates below the average. Multnomah County aims to reduce poverty by stabilizing low-income households through holistic family programs, affordable housing development, and early childhood education. Key policies focus on reducing disparities, preventing evictions, and connecting individuals to family-wage careers. The Youth and Family Services division at Department of County Human Services has three initiatives that have been relentlessly working on reducing the number of poverty-level families with the programs below. Multnomah Stability Initiative (MSI): Unlike traditional siloed services, MSI connects low-income families to a holistic safety net. It provides coordinated support across housing, employment, and basic needs, while prioritizing equity to close poverty gaps for communities in most need.

SUN Service System: Multnomah County partners with six school districts, Portland Public Schools, Parkrose School District, Reynolds School District, Centennial School District, David Douglas School District, Gresham-Barlow School District and local non-profits to operate SUN Community Schools inside the schools. These centers deliver wraparound services, including after-school academic support, food assistance, and family resource navigation, keeping youth engaged and families stable. 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. Preschool for All: Early education for children who are 3 or 4 years old. Funded by a progressive county income tax, this program provides tuition-free, high-quality full time preschool slots for priority populations, lowering out-of-pocket childcare costs so parents can focus on employment and education. Voters in Multnomah County overwhelmingly supported the Preschool for All ballot measure 26-214 and directed the DCHS to administer the program. Over 64% of voters approved the measure in November 2020 and launched it in 2022. This program offers more than 7,000 publicly funded seats for early education providers across the County for 2026 and aims to achieve universal enrollment across the County by 2030.

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 support 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.

Additional projects to reduce poverty and coordinate programs, policies that align with affordable housing plans is the production of new affordable housing buildings. Approved by Portland-area voters in 2018, the Affordable Housing Bond set out a goal to produce 3,900 new regulated affordable 3,900 units with a budget of \$652.8 million property tax dollars. The proposed projects would take place in Washington, Clackamas, and Multnomah counties. Multnomah County as the responsible entity for the new 85 unit construction of the Troutdale Apartments.

One of those projects, Multnomah County is the lead public agency and landowner for York Terrace, an 85-unit affordable housing development in Troutdale, Oregon. By donating the 3.58-acre site and partnering with Home Forward as the developer. The county provides a critical foundation for bringing deeply needed, low-income housing to the East County area. A total of \$25,690,731, Metro Bonds Funds were allocated to carry out this project. Additional funds used are as follows; Public and Indian Housing(PIH) office Moving to Work Grant for \$3 Million, Community Project Funding Grant from the Community Planning and Development Office (CPD) office \$3 Million and \$4 million from OHCS National Housing Trust Fund.

The Metro Housing Bond Quarterly report states that as of December 2025, the Affordable Housing Bond program has 64 projects representing 5,381 new affordable homes in the portfolio, including 9 projects (925 units) that are in pre-construction. Fifty-nine projects have received final approval, of which 19 (1,430 units) are under construction, and 36 (3,026 units) have completed construction and are accepting residents. Of these homes, 2,725 will have two or more bedrooms, representing 138% of the program's production goal of 1,950 family-sized homes, and 1,891 will be affordable to households with incomes at or below 30% of the area median income (AMI), representing 118% of the program's production goal of 1,600 deeply affordable homes. The 64 projects in the portfolio collectively represent 5,381 new affordable homes, or 140% of the total production target for the Housing Bond, while utilizing approximately 92% of allocated project funding. This bond is now 92% allocated.

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.

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

1. Ensure that the County will meet the goals and objectives set forth in the Consolidated Plan
2. Ensure accomplishments of service or production
3. Ensure accountability of public funds
4. Ensure compliance for those activities where there is sufficient information to make eligibility and/or national objective determinations
5. Evaluate project performance and accuracy during a specific time period

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.

Through on-site monitoring and desk monitoring, the program reviewer can determine whether the program participant's performance meets program requirements and improve program participant performance by providing guidance, technical assistance and identifying apparent causes of any problems along with making recommendations for corrective actions. Multnomah County has a vested interest in assisting its subrecipients to achieve their performance objectives on schedule and within budget.

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 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	324,705.00	0.00	19.34	324,724.34	1,298,820.00	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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								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. Mend-A Home has been allocated the full amount, \$16.82 in programming and \$2.52 in admin. See section AP-35 Projects Summary, for detailed description.

Table 54 - 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

No publicly owned land or property is available for use in this plan. The County's Multnomah County Homeless Services Department (formerly the Joint Office of Homeless 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.

Additionally, the Multnomah County Comprehensive Plan is the county's land use mission statement. It describes the policies that guide decisions made by the Land Use Planning Division as well as the relationship between Multnomah County land use decisions and the policies adopted by the Metro Council and statewide planning agencies. The official Comprehensive Plan and Zoning Map can be viewed at the Multnomah County Land Use Planning Division office at 1600 S.E. 190th Avenue, Portland, OR 97233; or can be requested via e-mail: land.use.planning@multco.us.

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	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Target Areas in Multnomah County CDBG Entitlement Area	Affordable Housing Choice	CDBG: \$157,599.00	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 26 Household Housing Unit
2	Reduce homelessness and increase stability	2016	2020	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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, employment, and anti-poverty	2016	2020	Non-Housing Community Development	Target Areas in Multnomah County CDBG Entitlement Area	Community and economic development	CDBG: \$80,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3690 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choice
	Goal Description	Goal #1, Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households will be allocated \$137,043 in programming in addition to \$20,556 in administration, totaling \$157,599. Accomplishments for Adapt-A-Home are distributed between the rental units rehabilitated (2) and homeowner housing rehabilitated (9) under the goal outcome indicators (GOI's) as the program assists both renters and homeowners. Accomplishments for Mend-A-Home are all homeowner housing rehabilitated (17) under the GOI's. This strategic plan goal will serve 28 households total per year.

2	Goal Name	Reduce homelessness and increase stability
	Goal Description	Goal #2, Reduce and Prevent Homelessness will be allocated \$42,738 for programing in addition to \$7,729 in administration, totaling \$50,467. Accomplishments under this strategic goal is distributed between two sub grantees under the goal outcome indicators (GOI's). The accomplishment's goal is to provide supportive and emergency services, transitional housing, shelters or homelessness prevention programs like rent assistance to 120 households total per year.

3	Goal Name	Infrastructure, employment, and anti-poverty
	Goal Description	Goal #3, 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. will be allocated \$80,000 for infrastructure construction work, no administration dollars are allocated to this project. Making the total \$80,000. Accomplishments under this strategic goal is allocated to one City Public Works project under the goal outcome indicators. This activity will serve 3,690 city of Wood Village residents living in the vicinity of the improvement project.

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 56 – Project Information

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

In this first year of the five year 2026-30 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.

A barrier in funding these projects is the limits on public service spending that is allowed by HUD. For Multnomah County, a cap higher than 15% on public service spending would allow more funding to go to programs working directly with high needs populations that have active projects embedded in the community. This addition in funding would directly benefit low-income children and the homeless with our current sub grantees or open up opportunities for more community organizations to partner with the County to carry out CDBG eligible public services activities. Currently, applications for public service programs mean that the pool of funding available is lessened with every new project the County funds.

AP-38 Project Summary
Project Summary Information

1	Project Name	Adapt-A-Home (Unlimited Choices, Inc.)
	Target Area	Target Areas in Multnomah County CDBG Entitlement Area
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$60,382.00
	Description	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 \$7,876 in admin costs making the total \$60,382.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	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. This program will serve majority seniors and or people with disabilities, these households are composed of families below 80% MFI.

	Location Description	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	Planned Activities	Minor Renter and homeowner housing rehabilitation and administrative activities to carryout the work.
2	Project Name	Mend-A-Home (Unlimited Choices, Inc.)
	Target Area	Target Areas in Multnomah County CDBG Entitlement Area
	Goals Supported	Increase and preserve affordable housing choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$97,217.00
	Description	Emergency home repairs for low-income homeowners (up to \$5000 per unit) to improve housing conditions and habitability. The programming is \$84,537 plus \$12,680 in admin costs making the total \$97,217. Part of this total includes the unspent amount of \$19.34 from PY24, \$16.82 for programming and \$2.52 in admin costs.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	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. These households are composed of families below 80% MFI.
	Location Description	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	Planned Activities	Emergency home repairs for low-income homeowners to improve housing conditions and habitability. Including administrative activities to carryout the work.
3	Project Name	Weatherization and Energy Education Workshops (Community Energy Project)
	Target Area	Target Areas in Multnomah County CDBG Entitlement Area
	Goals Supported	Reduce homelessness and increase stability

	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$15,453.00
	Description	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 \$13,438 plus \$2,015 in admin costs making the total \$15,453.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.

	Planned Activities	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.
4	Project Name	Willow Tree Housing Stabilization Services (Our Just Future)
	Target Area	Target Areas in Multnomah County CDBG Entitlement Area
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$35,014.00
	Description	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 \$5,714 in admin costs making the total \$35,014.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	This public service project will assist 6 low income households at or below 80% MFI (approximately 20 individuals) experiencing housing and stability barriers.
	Location Description	Multnomah County CDBG Entitlement area: Maywood Park, Troutdale, Wood Village, Fairview, and unincorporated areas of the County.
	Planned Activities	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	Project Name	City of Wood Village and ADA & Baseball Field Improvements
	Target Area	Target Areas in Multnomah County CDBG Entitlement Area
	Goals Supported	Infrastructure, employment, and anti-poverty
	Needs Addressed	Community and economic development
	Funding	CDBG: \$80,000.00

	Description	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 Citys 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 Countys service area directly served by this project: below 80% MFI (includes those below 50% MFI) 3690 individuals.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	The total number of unduplicated persons/households from Multnomah County's service area directly served by this project :below 80% MFI including those below 50% MFI is 3,690 individuals. The three census blocks around the project site were selected. Block Group 1, Tract 103.04 contains the majority of people and land in the City. The remaining blocks contain the remainder of the Wood Village population in addition to areas of Fairview and Troutdale with the most direct access to Donald Robertson Park via Halsey St. The qualifying are Block Group 3, Tract 103.03 with low-mod individuals are 880, Block Group 1, Tract 103.04 with low-mod individuals are 1650, Block Group 2, Tract 103.04 with low-mod individuals are 1160 bringing the total of the 3 surrounding blocks to 3,690.
	Location Description	Donald L Robertson City Park in City of Wood Village.
	Planned Activities	Infrastructure ADA improvements to the park in City of Wood Village.
6	Project Name	Portland Housing Bureau, City of Portland Consortium Administration

	Target Area	
	Goals Supported	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, employment, and anti-poverty
	Needs Addressed	Affordable Housing Choice Basic services & homeless prevention/intervention Community and economic development
	Funding	CDBG: \$5,000.00
	Description	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 for administration costs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	None, this is solely admin activity.
	Location Description	Portland Housing Bureau headquarters location; 1900 SW 4th Ave #7007, Portland, OR 97201.

	Planned Activities	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	Project Name	Multnomah County CDBG Program Administration
	Target Area	
	Goals Supported	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, employment, and anti-poverty
	Needs Addressed	Affordable Housing Choice Basic services & homeless prevention/intervention Community and economic development
	Funding	CDBG: \$31,658.00
	Description	Multnomah County grant management administrative to effectively achieve CDBG goals for PY26, including general oversight and coordination, contracting, environmental reviews, data and reporting. Total amount \$31,658.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	None, this is solely an admin activity.

	Location Description	Multnomah County, DCHS office; 209 SW 4th Ave, Suite 200, Portland, OR 97204.
	Planned Activities	Funding for internal County staff to effectively plan, administer CDBG funds and carryout preparation of Environmental Reviews, Action Plans, CAPER, and Consolidated Plans reports.

Funded for FY27 ("Expected Resources") - PY26 and PY24						
	Program	Admin	TOTAL		Rounded - Total Grant	By Goal
Unlimited Choices Adapt-A-Home	52,506.00	7,875.90	60,381.90		60,382.00	157,599.00 Goal 1
Unlimited Choices Mend-A-Home	84,536.26	12,680.44	97,216.70		97,217.00	
Human Solutions, Inc./Our Just Future	29,300.00	5,713.50	35,013.50		35,014.00	50,467.00 Goal 2
Community Energy Project	13,437.76	2,015.66	15,453.42		15,453.00	
City of Wood Village	80,000.00	0.00	80,000.00		80,000.00	80,000.00 Goal 3
Portland Housing Bureau - Plan Admin	0.00	5,000.00	5,000.00		5,000.00	5,000.00
DCHS Internal Payroll	0.00	31,658.02	31,658.02		31,658.00	31,658.00
	259,780.02	64,943.52	324,723.54		324,724.00	324,724.00

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 80% of CDBG programming resources that will be distributed through a geographic targeting approach through it's CDBG entitlement areas of City of Troutdale, City of Wood Village, City of Maywood Park, City of 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. The remaining 20% will be for administrative activities to carryout CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Target Areas in Multnomah County CDBG Entitlement Area	100

Table 57 - 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. Funds allocated to the County as a whole are public service funds (capped at 15%) and administrative funds (capped at 20%).

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.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	
Special-Needs	
Total	

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	109
Total	109

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

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

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

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

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion

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 roughly 42% of all eviction filings in the state of Oregon coming from Multnomah County, heavily driven by lagging wages and a decrease in state/federal prevention funds has had a crucial impact on the community partners serving those with the highest needs. The deficit is driven by population growth far outpacing housing supply. Eviction filings in Multnomah County reached a record high in early 2026, averaging around 1,000 filings per month. While filings increased by about 4% over the past year, roughly 90% of cases are filed for nonpayment of rent, and over 80% are ultimately dismissed or resolved before formal eviction.

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).

Oregon needs to build about 29,500 more homes each year, mostly in the Portland region and Willamette Valley, to emerge from a housing shortage. 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 Joint Office of Homeless Services (JOHS) to oversee the Continuum of Care and other efforts to assist homeless individuals and families. Multnomah County contracts for public services and housing resources with a variety of non-profit providers and utilizes an array of local, state, federal, and foundation funds to bring services to low and moderate income households.

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. This budget makes a \$70.9 million investment in permanent supportive housing that ensures no formerly homeless neighbor currently served through a County housing program will end up back on the street due to a loss of funding.

Multnomah County key investments proposed for FY27 budget:

- Adding \$3.5 million to bolster existing 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.
- Back filling 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 federal immigration enforcement.
- 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 Program Year 2026 (FY27), Multnomah County has directed its HOME allocation of \$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, Homeless Services Department, 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 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 under insured.

The Library Capital Bond program, funded by the 2020 Multnomah County voter measure, reached completion Spring 2026 on time and on budget. This vast \$387 million and initiative has successfully expanded, modernized, and renovated branches across the Portland area to provide drastically improved community and youth spaces. In May 2026, the East Multnomah County Library opened to the public, serving not only Gresham but the local cities of City of Troutdale, City of Fairview and City of Wood Village. The renovation and grand opening of these libraries serve as an essential safety net in especially low-income communities, offering free access to critical resources like internet technology, free educational programs, and social services such as Medicare and Medicaid education. Furthermore, libraries bridge the socioeconomic gap by providing a welcoming and safe space where members of the community can access job training, internet for job searches, and developmental support and education for children and their guardians. 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. Over a dozen other locations (including the downtown Central Library) received aesthetic upgrades, new furniture, updated carpeting, and Automated Materials Handling technology.

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.

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 agreement 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
Total Program Income:	0

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%

The PY2026 CDBG grant award will be \$324,705, to carry out programming and administration CDBG work in Multnomah County. The total 20% admin cap of the grant is calculated at \$64,941, the public services cap is calculated at \$48,706 and the remaining overall programming benefit is calculated at \$211,058.

The PY2024 CDBG unspent amount in the total of \$19.34 will be allocated to \$16.82 in programming and \$2.52 in administration. Making the total of PY24 and PY26 grand total of \$324,724.

Expected Resources - PY26 and PY24

- Goal 1: Increase & Preserve Affordable Housing Choice

Total under this goal is set at \$157,599.00

Unlimited Choices Adapt-A-Home: Programming \$52,506 and Admin \$7,875.90= \$60,381.90 (Rounded to \$60,382.00).

Unlimited Choices Mend-A-Home: Programming \$84,536.26 and Admin \$12,680.44= \$97,216.70 (Rounded to 97,217.00).

- Goal 2: Reduce & Prevent Homelessness

Total under this goal is set at \$50,467.00

Our Just Future: Programming \$29,300.00 and Admin \$5,713.50= \$35,013.50 (Rounded to \$35,014.00).

Community Energy Project: Programming \$13,437.76 and Admin \$2,015.66 = \$15,453.42 (Rounded to \$15,453.00).

- Goal 3: Improve Livability & Promote Economic Development

Total under this goal is set at \$80,000.00

City of Wood Village: Total amount is \$80,000 for construction

Additional administration amounts in the total of \$36,658.00

Portland Housing Bureau - Plan Admin: Total amount is \$5,000

DCHS Internal administration: The total amount is \$31,658.00

Total PY24 and PY26 CDBG funds: \$324,724

Funded for FY27 ("Expected Resources") - PY26 and PY24						
	Program	Admin	TOTAL		Rounded - Total Grant	By Goal
Unlimited Choices Adapt-A-Home	52,506.00	7,875.90	60,381.90		60,382.00	157,599.00 Goal 1
Unlimited Choices Mend-A-Home	84,536.26	12,680.44	97,216.70		97,217.00	
Human Solutions, Inc./Our Just Future	29,300.00	5,713.50	35,013.50		35,014.00	50,467.00 Goal 2
Community Energy Project	13,437.76	2,015.66	15,453.42		15,453.00	
City of Wood Village	80,000.00	0.00	80,000.00		80,000.00	80,000.00 Goal 3
Portland Housing Bureau - Plan Admin	0.00	5,000.00	5,000.00		5,000.00	5,000.00
DCHS Internal Payroll	0.00	31,658.02	31,658.02		31,658.00	31,658.00
	259,780.02	64,943.52	324,723.54		324,724.00	324,724.00

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
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