

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

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

Multnomah County is pleased to submit the Consolidated Annual Performance and Evaluation Report (CAPER) for its CDBG allocation for the fifth year of the 2021-2025 Consolidated Plan of our Consortium. Our Consortium is comprised of Multnomah County, the City of Gresham, and the City of Portland, Oregon.

This report describes the progress made by Multnomah County from July 1, 2025 to June 30, 2025, towards the goals set out in the Consolidated Plan. The County 2025-2026 Community Development Block Grant (CDBG) allocation was \$333,210 with an additional PY23 unspent funds of \$523.93 making the total \$333,733.93. Highlights of accomplishments in each of the project categories are described throughout this report and include how the projects benefitted low- and moderate-income residents of the geography served by the Multnomah County grant. The 2025-26 CAPER demonstrates how Multnomah County met the regulatory requirements of HUD's CDBG program by detailing project goal accomplishments, data outcome tables, and documentation of resources allocated.

The Multnomah County CDBG entitlement area consists of the small cities in East Multnomah County as follows: Fairview, Maywood Park, Troutdale, and Wood Village - as well as unincorporated areas within the county.

Funded project categories include Public Facilities and Improvements, Housing Rehabilitation, Public Services, Fair Housing, and Administration. All projects aim to further the goals outlined in the 2021-2025 Consolidated Plan and are directly tied to the priorities of Multnomah County's 2025-2026 Annual Action Plan.

Currently, only the cities of Fairview and Wood Village qualify by population areas to receive funding for public facilities improvement projects. However, residents within the entire jurisdictional area may receive the benefits of housing rehabilitation and public services based on having a low- and moderate-income.

Multnomah County continues its commitment to efficiently administer and utilize CDBG funds in the east Multnomah County area by soliciting and choosing projects that will best serve the low-moderate income residents. We value working with our community partners to meet the housing, social services, and public infrastructure needs of individuals and households that live in our CDBG entitlement area.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase and preserve affordable housing choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	0	
Increase and preserve affordable housing choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	10	2	20.00%	13	10	114.29%

Increase and preserve affordable housing choice	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	135	113	83.70%	20	15	90.00%
Infrastructure, employment, and anti-poverty	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	15325	613.00%	4750	4570	96.21%
Infrastructure, employment, and anti-poverty	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	435	408	93.79%	155	101	65.16%
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Reduce homelessness and increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

For the activities funded in Program Year 2025-2026, grant dollars were allocated in the proximity of the percentage guidelines shown below.

Public Facilities & Improvements - 25%

Public Services - 15%

Housing Rehab - 40%

Administration - 20%

Funding priorities are made by the Multnomah County Policy Advisory Board, based on the information provided by Community Need Hearing each year. The hearing for the 2025-26 planning was conducted in November 20, 2025. The meeting was conducted in person at a local Multnomah County building with access to walking, busing or driving to the location. The 2025-26 CAPER is the fifth year in the 2021-2025 Consolidated Plan. Overall Multnomah County has made good progress towards Con Plan goals.

Activity Accomplishment Details - Increase and preserve affordable housing choice

Goal 1: Increase & Preserve Affordable Housing Choice Housing Rehabilitation Sub-recipient: Unlimited Choices, Inc. provided its Adapt-A-Home and Mend-A-Home programs to 25 households of the projected 33. They fully expended the allocation; the lower number of homes repaired or adapted reflects the increase in the cost of supplies and labor in the current market. UC continued to follow the protocols they developed early in the pandemic to keep recipients, contractors and staff safe.

1.Adapt-A-Home (\$60,382): Addresses the accessible housing needs for low-income people with physical disabilities, developmental disabilities, sensory disabilities and the frail elderly. AAH assists these individuals in making their home/apartment accessible by working with qualified building contractors. These accessible units will be available in the community for others with physical disabilities or mobility impairments.

Rehabilitative work includes shower/tub access; installation of grab bars, raised toilets, ramps and walker steps, outside handrails, etc. (13) households served in PY2025-26.

2.Mend-A-Home (\$97,198): Addresses housing rehabilitation needs by providing critical home repair to certain elements of housing units that are in urgent need. Critical home repair is often outside the budget of low-income households. Repairs include repairs to roofs, gutters, plumbing, electrical, structural, or anything deemed essential to the health and safety of the homeowners, such as broken doors and/or windows, etc. (20) households served in PY2025-2026.

Activity Accomplishment Details -Infrastructure, employment, and anti-poverty

The PY2025-26 planned Infrastructure, Public Facilities, and Economic Opportunities was located in the City of Fairview. Infrastructure, Facilities, and Economic Opportunities City of Fairview- NE Lincoln St between 5th St and East of 3rd St (\$80,000): Installation of sidewalks in the City's Old Town Neighborhood, with a focus on those areas where pedestrian sidewalks were inadequate and a safety concern. This sidewalk infill project will improve accessibility for all residents of City of Fairview. This project will use other local funds of \$106,500 to leverage the completion of these sidewalks. The total number of unduplicated persons/households from Multnomah County service area directly served by project, below 80% MFI (includes those below 50% MFI: 97 residents.

Activity Accomplishment Details -Reduce homelessness and increase stability

Reduce Homelessness & Increase Stability Public Service Sub-recipients: Three agencies provided Public Services to LMI residents in East Multnomah County, serving 67 households comprised of 109 individuals. All sub-recipients developed new tools, materials and resources in the 2025-26 program year to continue to serve the community and promote stability while responding to the pandemic. Some of the post pandemic-related changes have made services increasingly accessible for those who face barriers to participating in person (transportation, schedules, etc.); those changes will be sustained in the future.

1.Community Energy Project (\$12,075): CEP Do-It Yourself Weatherization & Energy Education Workshops provided education and training in low-cost, small measure weatherization techniques and free materials to low-income residents in East Multnomah County. Goal was set at 50 households. Thirty-three (33) households participated in workshops and received free materials to weatherize their homes. Energy education classes enable LMI homeowners and renters to take energy-saving measures in future years to both reduce utility expenses and make their homes more energy efficient.

2. Community Alliance of Tenants (\$15,065): Community Alliance of Tenants (CAT) served (30) household renters in East Multnomah County on the Renters' Rights Hotline, annual goal was set to 30 individuals to receive council via their hotline call line. CAT met their goal of up to 3 presentation workshops for the year, serving 30 households via tenant hotline comprised of 59 individuals. CAT reached many at large people through 6 renters rights workshop presentations. CAT tabled at MHCC Head Start & East County Community Health Resource & Health Fair that had a few hundred people in attendance. CAT provided tenant information such as fair housing law, lead poisoning prevention. CAT continued to update content to reflect changing laws and collaborate with Legal Aid Services of Oregon.

3. Our Just Future-Willow Tree (\$31,526): The Willow Tree Program provided safe, stable, long-term housing and intensive services to (23) low-income individuals at risk of homelessness and income self-sufficiency. All Willow Tree participants work with a Family Advocate and have additional support from client assistance funds to achieve their goals of stabilizing their housing, increasing their income, and providing a safe and supportive home environment to their children. Goal was set at 9 households, goal met was 4 households comprised of 17 individuals.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	65
Black or African American	28
Asian	2
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	2
Total	101
Hispanic	42
Not Hispanic	59

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Multnomah County's CDBG Program serves a variety of racial and ethnic diversity in its programs. Multnomah County's subrecipient agencies for Housing Rehabilitation and Public Services record income and demographic information on all individuals who receive services provided with CDBG funds. Quarterly reports on income and demographic information are required for all subrecipient agencies. These quarterly reports by county staff and data are reviewed upon submission and during the yearly program monitoring process.

As of the 2025 census, the county's estimated population is 795,897. According to the most recent U.S. Census estimates, Multnomah County's racial/ethnic composition is 78.6% White, 8.2% Asian, 6% African American, 1.5% Native American, .7% Pacific Islander and 5% "Other" or Two or More Races. Of this population, 12.7% identify as Hispanic or Latino. According to the most recent census data City of Troutdale has a population of 15,686 residents, Fairview has a population of 10,768 residents, City of Wood Village has a population of 4,611 residents, and Maywood Park has a population of 809 residents.

The table above only includes CDBG funded public service activities in the PY2025-26 Annual Action Plan. Some race/ethnicities are not showing in the table though they were entered in IDIS, resulting in a smaller number served displaying. A total of 101 individuals were assisted through public services with CDBG funds for 2025-26, of those individuals 42 identified as Hispanic and 59 Non-Hispanic.

*Note: We were unable to add content for racial groups that were served, but whose racial demographic was not included on the above table. Although this information is captured in IDIS it does not report in the CAPER data.

The above data table with the representation of 101 individuals does not include individuals who identified as:

Asian & White = 5

American Indian/Alaska Native = 1

Black/African-American & White = 1

Other Multi-Racial = 46

Total other race= 48

Bringing our total to 101 individuals served with CDBG public services funding.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	333,735	333,735

Table 3 - Resources Made Available

Narrative

Multnomah County's CDBG program serves county residents of the cities of Troutdale, Wood Village, Maywood Park, and Fairview as well as those living in the unincorporated areas of the county. 100% of the allocation served the target area and benefited residents of the area, as planned. (Note: the table above did not populate from IDIS and so we have included the information in this narrative. Please note 80% of the allocation is for programming and 20% is for administration to carryout the projects by staff.

Housing Rehabilitation and Public Services to residents of the entitlement area were based on household income eligibility. The planned Public Facilities project in 2025 was located in the City of Fairview. The City of Fairview completed the archaeology cultural survey report to submit to SHPO and THPO this Fall to complete the Environmental Review process and beging the project. This project is estimated to directly benefit 97 local residents low and moderate income persons/households living in the area.

All public facilities and infrastructure projects in the other cities in the Multnomah County CDBG Consortium will be much more limited and likely require resident surveys in order to qualify for CDBG Area Benefit funding.

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

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Multnomah County project application requires that applicants list other resources as they develop project applications. Of the \$333,210 CDBG PY25 allocation and \$523.93 from PY23 unspent funds bringing the total to \$333,734. It is estimated that the subgrantees leverage \$2.2 million dollars in private, state and local funds; other sources are in-kind services. During the application scoring process, applicants are awarded “points” for providing leverage funds for their project. Followed by review and approval of the Multnomah County CDBG Policy Advisory Board.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	33	34
Total	33	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	34	0
Number of households supported through Acquisition of Existing Units	0	0
Total	33	33

Table 6 – Number of Households Supported

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

Multnomah County's housing rehabilitation subrecipient Unlimited Choices Inc fully expended the allocations for rehab projects with Amend A Home and Adapt A Home, they achieved 25 of the anticipated 33 households to be served. The subrecipient continued to follow the protocols they developed successful recruitment to get the word out to the community , contractors and staff safe. Adapt A Home completed 10 projects, their goal was 13 households rehabilitations. Mend A Home

completed 15 projects, their goal was 20 household rehabilitations. Below are descriptions of the Adapt A Home and Mend A Home accomplishments.

Mend A Home is a non homeless rehabilitation program assisting homeowners with crucial home projects. During the 2025-2026 program year we completed 15 critical home repair projects for low/moderate homeowners and mobile homeowners in Multnomah County, achieving 83% of our annual goal. 73% of households this year had incomes less than 30% MFI (AGI). 73% of clients reported at least one mobility impairment. 60% of clients this year were seniors. Projects included roof repair, plumbing repair, electrical repair, window repair, water heater replacement, and porch/steps repair.

Adapt A Home is a non homeless rehabilitation program for special needs community members. During the 2025-2026 program year Adapt A Home completed 10 accessibility modification projects for low/moderate income people with disabilities residing in Multnomah County. This is 77% of their annual goal. The average household income this year was 9.71% MFI (AGI). 90% of households served this year has incomes of less than 30%. 70% of clients served live in mobile homes in parks. Projects focused on bathroom modification, safe egress and health and safety issues in the home. Adapt A Home installed grab bars, raised toilets, handrails, and replaced bathtubs with step-in showers. Challenges are that the County continues to see an increase in seniors on fixed income with limited or no resources to perform critical repairs on their home, or the ability to get credit. 83% of projects completed this year were for client living in mobile/manufactured homes in parks. Challenges also include contractor and materials/supplies availability and the ever increasing rising cost of materials. 61% of our projects this year were roof repairs. Unlimited Choices Inc continue to have a waiting list for critical home repairs in Multnomah County.

Discuss how these outcomes will impact future annual action plans.

This year our Consortium is looking at ways to prioritize goals and funding resources with particular emphasis on deeply affordable housing, and housing for people who are homeless or have special needs as well as solicited input from a wide array of stakeholders, including those experiencing housing instability, unsafe living conditions, unemployment and other issues related to their stability and prosperity. Multnomah County's Policy Advisory Board (PAB) specifically prioritizes CDBG projects that address the housing affordability crisis in East Multnomah County (the geography of our entitlement grant).

The outcomes in future will continue to be driven by evolving community needs, public feedback, and expert and advisory bodies insights on needs and strategies. So, any changes that are made to projects/activities in the future action plans, will in fact be driven by local needs. It is noteworthy that the Portland Consortium is beginning a strategic plan period with the adoption of the Consolidated Plan 2021-25 and the outcomes of all associated action plans will be guided by the priority needs and goals

stipulated in the aforementioned Con Plan. Notably, affordable housing, addressing homelessness, and promoting community development continue to be the high priority needs of the Portland Consortium.

Affordable housing continues to experience challenges that include increased supply availability and inflation cost of construction materials, impacting the total project cost per household. The subrecipients continues to see an increasing need for accessibility modification, as more seniors age in place, as well as younger people with disabilities. They currently have a waiting list and continue to accept applications for this program. About 40% of requests received are for roof repair, as insurance companies continue to threaten policy cancellation without needed roof repair. Non homeless rehabilitation projects have a waiting list for critical home repairs in Multnomah County is 18-20 additional households at the end of PY2025. Multnomah County takes into consideration this growing wait list for those waiting to receive services and holds a discussion with the PAB members during the Annual Action Plan hearing about allocating any additional funds to this housing rehabilitation activity when there are unspent funds to allocate from previous years.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	27	0
Low-income	3	0
Moderate-income	3	0
Total	33	0

Table 7 – Number of Households Served

Narrative Information

Income data above is for the households served through Rehab of Existing Units only. Overall, the income data for all the projects in CR-05 that require income by family size is 101 total; 58 of those being Extremely Low-income, 26 being Low-income, 17 Moderate-income.

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

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

***Please note this section will be updated as new information is provided by JOHS for this program year.**

The Joint Office of Homeless Services (JOHS) is a partnership between the City of Portland and Multnomah County to house, shelter, and provide rent assistance, employment assistance, and case management services to people experiencing homelessness or who are at risk of entering homelessness. The JOHS is the administrative entity for the Multnomah County Continuum of Care (CoC), and also serves as the Homeless Management Information System (HMIS) Lead for the CoC. The JOHS budget includes funding from federal sources (including annual HUD funding and emergency appropriations related to the COVID-19 pandemic), the State of Oregon, City of Portland, and Multnomah County general funds, and the regional Metro Tri-County (Multnomah, Washington, and Clackamas Counties) jurisdiction's Supportive Housing Services measure. Our work focuses on six key areas to prevent and end homelessness: Housing, Income & Benefits, Health, Survival & Emergency Services, Access to Services, and Systems Coordination.

Individuals experiencing homelessness in Multnomah County continue to be affected by a severe affordable housing shortage in the Portland metro area. According to the National Low-Income Housing Coalition's recently-released "Gap Report", there are only 22 affordable and available rental units per 100 households earning at or below 30 percent of the area median income. Among these extremely low-income households, 79 percent are severely rent-burdened, meaning they spend more than half of their monthly income on rent. This situation makes it difficult for individuals experiencing homelessness to secure permanent housing. The number of persons experiencing homelessness counted in the Point in Time Count increased by 20 percent between 2022 and 2023, with sizeable increases in both the unsheltered and sheltered communities.

In fiscal year 2024 (July 1, 2023, through June 30, 2024), our key performance measures included:

- 5,477 people placed in permanent housing, of whom 58 percent identified as minorities;
- 18,802 people were prevented from becoming homeless, of whom 77 percent identified as minorities;
- 2,692 shelter beds funded, with an average daily utilization rate of 91 percent; and
- 7,882 people served in emergency shelters, of whom 46 percent identified as minorities.

The jurisdiction, under the organization of its Continuum of Care (CoC), invested in several nonprofits that conducted street outreach to identify & engage unsheltered persons on the streets, in cars, camps, and other locations throughout our full geography. Outreach staff also responded to some of the 161,629 contacts who sought help through 211info over the phone, text, email, web search, and mobile app (53,584 phone only).

Finally, the jurisdiction continued to fund long-standing street-to-home placement directly into supportive housing programs (including Permanent Supportive Housing, Rapid Rehousing, and other housing) using leveraged local, HUD CoC, and housing authority resources. Collectively, these programs helped more than 4,200 people in over 3,000 households move into permanent housing. Existing outreach and housing placement strategies are highly effective and have increased the number of people served through a number of local funding sources (described in more detail below).

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2016, the CoC Board adopted final community program guidelines for a range of homeless services, including emergency shelter and transitional housing that were generated through a broad community engagement process coordinated by the CoC and staffed by national technical assistance providers from CSH. The guidelines describe emergency shelter and transitional housing activities and outline for each: populations served and prioritized, effective practices, and minimum and ideal operating standards. Investment of resources within this strategic plan, including ESG and HOPWA, were prioritized for investment in aligned activities through direct coordination with the CoC. In FY 2022-23, the jurisdiction, through its CoC, served over 6,900 people in emergency shelter, a 15 percent increase from the total served in the prior fiscal year. This increase reflects the added shelter bed capacity in our system during the fiscal year, from 1,370 beds in June 2022 to 1,590 beds in June 2023. The jurisdiction served around 1,380 people in transitional housing, with 41 percent of exiting clients moving to permanent housing. The jurisdiction, through its local Continuum of Care (CoC), tracks the length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, name registries, CoC and Emergency Solutions Grant (ESG) project data, and CoC system mapping. We report related HUD system performance measures for average and median length of time spent homeless, through the HDX as required by HUD guidance. Excluding domestic violence shelters, the average length of time spent in emergency shelter for people exiting shelter continued to increase between FY 2020-21 and FY 2022-23, from 62 days in FY 2020-21 to 68 days in FY 2021-22 and 85 days in FY 2022-23. This reflects continued constraints in the regional housing market and difficulties with housing search and placement, especially for those with multiple barriers to housing. The average length of time spent in transitional housing decreased slightly for leavers from FY 2020-21 to FY 2022-23, from 179 to 172 days.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections

programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In FY 2022-23, the jurisdiction, through its Continuum of Care (CoC), continued prior year local funding increases for homelessness prevention and shelter diversion with a goal to maintain system-level homelessness prevention efforts through continued eviction prevention-focused rent assistance, clinical staff to work with people with disabilities in affordable housing units to prevent eviction, housing stabilization workers to assist patients as they enter and prepare to exit health care facilities, and legal representation for people at risk of homelessness. The jurisdiction funds a range of homelessness prevention and diversion activities that assist households at risk of becoming homeless. We identify risk factors through the direct participation of CoC board members (including members with lived experience of homelessness) who represent service providers and community stakeholders and provide policy guidance, and service data analysis from “front door” entities (211info line, shelters, day centers, mainstream services). An ongoing example of a partnership between the CoC and a public agency providing other social services is the Promoting Access to Hope (PATH) program. The PATH program connects people who are experiencing or at risk of homelessness to behavioral health and recovery services, and provides housing navigation services to help them overcome barriers to stable housing. The CoC also funds rent assistance provided through the PATH program.

Referrals to prevention resources in the jurisdiction occur through our coordinated entry for families at the time of initial screening. Our locally funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless using a range of state, local, and federal funding. Shelter providers incorporate diversion resources prior to intake with rental assistance and mobile housing retention services. Collectively, these providers served more than 30,000 people with prevention resources during FY 2021-22, over four times the number served in FY 2019-20.

HMIS-based system performance measures indicated that from FY 2021-22 to FY 2022-23 the percentage of adults exiting CoC-funded projects with increased total income decreased slightly, from 25 percent to 22 percent. This decline reflects a continuing challenging labor market during this fiscal year, and continued increased demand for benefits leading to delays in receiving benefits. The jurisdiction will continue to pursue planning and strategies to improve participant income through a range of targeted programs and partnerships with local nonprofit agencies.

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

The jurisdiction, through our CoC, used the following strategies to reduce the length of time individuals

experience homelessness: partnerships with street outreach teams, shelters and day centers to increase effective engagement; CE to connect people to diversion and rapid rehousing (RRH) resources; adopting HUD's Notice CPD-14-012 prioritization policy for our expanded permanent supportive housing (PSH) CE; prioritizing units for chronically homeless families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH; and the Veterans registry to prioritize VASH and other Veteran-specific housing programs based on length of time homeless. Collectively, these programs helped to place over 4,200 people in more than 3,000 households into permanent housing in FY 2022-23.

Local funding partners (City of Portland, Multnomah County, and Home Forward - the local housing authority) collaborated extensively with community stakeholders to increase PSH by incenting set aside of PSH units in new and existing housing developments and prioritizing CoC and other funding for development of new PSH units for chronically homeless households. In October 2017, the City and County jointly committed to creating at least 2,000 new units of supportive housing by 2028. This expansion is supported by the passage of the Portland Housing Bond in 2016, the Metro Housing Bond in 2018, and the Metro Supportive Housing Services (SHS) Measure in 2020. Since this commitment was made, over 1,100 new supportive housing units have come online and over 970 units are in the pipeline and expected to come online within the next 1-3 years. Funding from the Metro SHS Measure supported over 1,700 people in permanent housing during FY 2021-22, and an additional 624 people were placed in permanent housing with this funding during FY 2022-23. The CoC also annually applies for additional PSH funding through HUD CoC, VASH, and other sources. The CoC increased the number of PSH beds reported in its Housing Inventory Count to 5,590 in FY 2022-23 from 5,300 in FY 2021-22, exceeding last year's increase.

Using HMIS data, our CoC tracks returns to the homelessness services system among those who exited to permanent housing in the prior two years. The reported rate of returns within a two-year period increased slightly, from 15 percent among those who exited to a permanent housing destination in FY 2019-20, to 19 percent for those who exited to permanent housing in FY 2020-21. To continue reducing the number of people returning to homelessness, we will continue investing in successful strategies such as: 1) flexible local housing retention funds to stabilize households who may face a temporary crisis that places them at risk; 2) landlord recruitment and guarantee funds to ensure households placed in private market units have additional resources for stability; 3) resume active retention monitoring at 6- and 12-month post subsidy to assess outcomes.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

***Please note this section will be updated as we get new information from the Portland Housing Bureau and Home Forward for this program year.**

Public Housing units are directly subsidized by HUD and managed by Home Forward, the County's PHA. The goal of the Public Housing program is to provide decent, safe, affordable housing to low-income families and individuals, the elderly, persons with disabilities and to encourage successful residency. The public housing program of Home Forward is composed of a portfolio of 31 units of public housing throughout Multnomah County which are owned and operated by Home Forward. Home Forward has few public housing units because, like many public housing authorities across the country, Home Forward is in the process of converting all of its public housing portfolio through the Rental Assistance Demonstration (RAD) program or Section 18 of the Housing Act of 1937. Home Forward continues to own the units that are being converted through RAD or Section 18, but they are considered Project-Based Section 8 supported units instead of public housing. Converting public housing through RAD and Section 18 has allowed for important and necessary rehabilitation to our public housing portfolio. Rents for these properties are approximately 30% of a household's monthly income. To qualify, the applicant household income must be less than 80% of the median income for the Portland Metropolitan Area, however, most public housing residents earn less than 30% of the median income. The Portland Housing Bureau does not manage or own Public Housing. The Portland Housing Bureau makes resources for affordable housing available in competitive solicitations.

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

Home Forward seeks resident advice and guidance via a process that allows them to have a voice in decisions affecting the agency's various housing programs through intentional engagement on policy matters through surveys, focus groups, and work groups. In addition, Home Forward has a Resident Advisory Committee (RAC) that provides leadership and input on policy, procedures, and operations. The RAC, comprised of 10-20 volunteers who either live in a Home Forward unit or participate in the Section 8 program, holds regular meetings. The results of their work are reported to Home Forward's Board of Commissioners. Additionally, a Home Forward resident serves as a Commissioner on the agency's Board of Commissioners. The GOALS (Greater Opportunities to Advance, Learn and Succeed) program provides Home Forward participants with ways to set and reach their goal of becoming self-sufficient through five years of dynamic supportive services. The GOALS program has helped many families with job training and referrals, getting a better job or promotion, childcare referrals, and even owning a home. This program offers a solid pathway for financial independence and self-sufficiency and features creative ways to help participants save money to achieve their long-term goals.

Outside of the GOALS program, the agency does not offer other homeownership programs.

Actions taken to provide assistance to troubled PHAs

Home Forward is not considered a troubled Public Housing Agency and is in fact a high performing Public Housing Agency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The State of Oregon requires that all city and county jurisdictions complete a local comprehensive plan to ensure their policies and practices reflect Oregon's statewide Land Use goals. State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. Zoning ordinances, fees and charges, tax policies, growth boundaries, and investment policies are included in each jurisdiction's comprehensive plan. The state evaluates and approves all comprehensive plans to ensure that there are no regulatory barriers to affordable housing development.

The Multnomah County Board of Commissioners in February 2024, approved a set of policies to offer tax breaks to apartment developers, a move intended to remove barriers to constructing affordable housing throughout the city; this approval will be offering tax breaks and making zoning requirements easier to attain.

Multnomah County regulates and manages the use of land in the unincorporated portions of the County. The County does this through a variety of processes, including:

Implements state policy and laws and furthers local planning goals by maintaining, updating and applying County land use policies, standards and regulations in its zoning codes and this Comprehensive Plan.

Reviews development and land use proposals and helps applicants to navigate the application process.

Coordinates with Metro and other local jurisdictions in regional growth management efforts, including maintenance of the regional urban growth boundary.

Coordinates land use and transportation planning efforts in rural areas including planning for farm and forest lands and natural resource management and protection.

The policies contained in this chapter, as well as all chapters in this Plan, establish the legislative policy basis for the County's land use planning program. The program is implemented primarily through application of the County's Zoning Code, regulatory maps, and development permitting application and approval procedures.

In addition, these policies establish important criteria to be used when initiating regulatory changes or

reviewing and developing code, map, and policy amendments.

The Multnomah County CDBG Consortium also works with our regional government agency, Metro, to ensure the production of affordable housing throughout the Portland metropolitan area. Metro provides region-wide (Multnomah, Clackamas, and Washington counties) planning and coordination to management growth, infrastructure, and development issues that cross-jurisdictional boundaries.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Multnomah County CDBG Consortium works with regional partners, including WorkSystems, Inc., to ensure that economic development and workforce initiatives extend to residents of East County. The importance of developing and maintaining viable urban communities has been acknowledged on national, regional, and local levels. Investment in maintaining, restoring, and revitalizing local neighborhoods helps to create a sense of place and pride in community, promotes economic development and reduces crime.

Multnomah County reports nearly 5,500 people moved into homes and left homelessness with the help of the Joint Office of Homeless Services and its contracted service providers in Fiscal Year 2024-25. The annual increase in housing placements is the largest since the Joint Office launched in July 2016, driven by a surge in people newly served by the Supportive Housing Services Measure. In addition, nearly 7,900 people entered shelter last fiscal year, an increase of more than 2,000 people year-over-year, or nearly 35%. In addition to the 35% increase in people newly entering shelter, the total number of people who accessed a shelter bed for at least one night in Multnomah County — including both people newly accessing shelter and people continuing shelter stays from previous fiscal years — also rose, climbing to 9,101 people, up from 6,905 — a 32% increase.

The County is uniquely positioned to help transform systems that have historically harmed or insufficiently helped Black, Indigenous, Latinx and other people of color into those that equitably serve all community members. Multnomah County is working to meet the needs of people, address obstacles within communities that are harmed, overlooked and underserved by inadequate funding and inequitable policies and systems, often built to respond to the dominant culture; making upstream investments that can change the future of children, families and whole communities; and creating systemic change through tangible policy actions and partnerships with local jurisdictions and non profits.

The County and the Joint Office are continuing to invest in partnerships that will expand the number of shelter options in our community. Multnomah County will continue to provide critical outreach in Supportive Housing Services funds to the City of Portland and City of Gresham such as the Clinton Triangle, Thousand Acres area, Cook Plaza, La Plaza Esperanza to continue to get the most vulnerable off the streets and into permanent affordable housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Multnomah County CDBG program is in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Multnomah County provides in excess of \$5,000 in rehabilitation assistance per residence. In a larger efforts to combat lead based paint hazards Multnomah County has a lead prevention information and referral phone line. Spanish speaking staff and interpreters in other languages are available to respond to questions and concerns from community members. Furthermore, Multnomah County is also providing free water lead testing kits.

Community Development Block Grant (CDBG-CV) Emergency Payments for Rental Assistance in Coronavirus Responses follows the Lead Safe Housing Rule (LSHR) requirements. These requirements apply to CDBG-funded rental assistance payments for pre-1978 units where children under age six or pregnant women reside. The requirements of (visual assessment, paint stabilization, and maintenance) do not apply for emergency rental assistance limited to 100 days. The 100-day emergency grace period starts at the time of the first payment. If the emergency assistance period is expected to exceed 100 days, a visual lead-based paint inspection is required. In 2024-25 no lead based testing was required by the Latino Network staff as there were no clients that received more than 100 days of rent assistance to meet this lead based testing requirement.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors by building their capacity through education and safe work practices. The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing \$17 million dollars in lead hazard reductions assistant to over 1,800 low-income households (protecting over 3,000 children from lead poisoning) since 1998.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The cities of Troutdale, Wood Village, Fairview, and Maywood Park have all experienced significant population growth since 2000. Portland's gentrification over the past decade has displaced thousands of low-income households to East County [See Attachment C]. This is reflected in the growing number of East County residents who are experiencing poverty. Poverty rates for two of the Multnomah County CDBG Consortium jurisdictions exceed the countywide average of 17% poverty rate – Wood Village (32%) and Fairview (18%). Troutdale (15%) and Maywood Park (8%) have poverty rates below the average. Multnomah County partners with WorkSystems, Inc. to provide employment supports for individuals and families. The SUN Service system also offers social services, case management, and employment supports to prevent homelessness and assist households that are homeless. Another long standing program of Multnomah County is the Multnomah Stability Initiative (MSI) program aimed to engage households living on low-incomes in ways that foster hope, leadership, and community so that they avoid crisis, achieve stability, and access opportunities to reach prosperity. MSI works in partnership with Department County of Human Services' Youth & Family Division, Community Based Organizations, Worksource Inc, Metropolitan Public Defender, and Oregon Department of Human Services. Through case managment MSI is able to support with housing, education, wellness and health, income basic needs, social capital networking, and positive child development efforts.

CDBG funds support Our Just Future; 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. This PY2025 they achieved case management with 5 households composed of 17 individuals and provided workshop education to prevent homelessness to 8 individuals. For people who need ongoing assistance to maintain housing, services are “person centered.” This assures individuals are empowered to make their own choices for overcoming homelessness. Some individuals may be underemployed or unemployed; others may need help with property debt or previous utility bills; still others may need assistance in accessing disability services, sign up for government and state assistance programs. Individuals are encouraged to set goals, that when achieved will result in permanently overcoming homelessness.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Multnomah County’s CDBG Consortium works to provide services to the residents of East County.

Multnomah has also developed and manages the SUN Service System which provides comprehensive housing, social services, and educational supports to low-income families throughout the county. The SUN Service System contracts with non-profit agencies to provide housing and social services supports for children, youth, and families to ensure educational success. Two of Multnomah County’s CDBG provider agencies are also SUN providers – Human Solutions, Inc. and Latino Network. The SUN Service System is funded through a combination of the county general fund, Community Services Block Grant (CSBG), City of Portland general fund, private foundation funds, and other state/federal grants. Finally, Multnomah County uses the HMIS data system to collect and analyze information related to services and supports offered through its SUN Services System.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Multnomah County is an active member of the Continuum of Care (CoC), A 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 and its component program, Multnomah Stability Initiative (MSI), provide services to low-income families in nearly all the county’s school districts. The SUN Service System model is based on building collaborations between school districts and non-profit providers to ensure educational success for low-income children and youth and family stability. MSI provides support to families and households to achieve and maintain stability, using Assertive Engagement and trauma informed practices and client assistance resources. Rent assistance is provided through aligned resources administered by Home Forward and the Short Term Rent Assistance network. Multnomah County and the City of Gresham have both been instrumental in sponsoring the work of the East County Issue Forum, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Three East County school districts are involved in the effort – Reynolds, Gresham-Barlow, and Centennial.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Multnomah County Board approved a \$4 billion amount budget for Fiscal Year 2027 on June 5, 2026 to continue investments in crucial housing stability and eviction prevention services like emergency rent assistance and wraparound services; supports for youths and families; violence prevention, intervention and healing; opportunities to build community assets and resilience; and other forms of client assistance. The adopted Fiscal Year 2027 budget ensures an increase in shelter beds and maintains housing and case management services to help people leave homelessness. It supports community safety by fully funding the Multnomah County Sheriff's Office, and adult parole and probation programs. It funds work to tackle our community's substance use crisis. And it invests in the strategic rebuilding of Multnomah County Animal Services.

Multnomah County staff participated on the Fair Housing Advocacy Committee convened by City of Portland Housing Bureau. Staff were also active in the Regional Fair Housing meetings. In response to impediments specifically for renters, Multnomah County undertook a Renter Relations Project in 2018-19 to establish and inform its role in the local housing crisis. The Project took an in-depth look at how the current housing crisis has been shaped by Oregon's exclusionary housing laws and systematic barriers, such as socioeconomic disparities and gentrification. The focus was to explore the impacts of homelessness, discrimination, and no-cause evictions on BIPOC communities and offer recommendations to improve the experience of renters within those communities. The project included several phases including a multi-tiered discovery and research process including:

CR-40 - Monitoring 91.220 and 91.230

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

This year Multnomah County resumed in person program monitoring in February, March and April and completed all inspections by the due date of June 30, 2026. Monitoring of CDBG funded projects that include Public Services and Housing Rehabilitation involves on-site contacts, telephone, and e-mail using checklists and other tools to ensure compliance of federal requirements. Contracts, which outline requirements, are signed and in place before work begins. Technical assistance regarding federal regulation is offered as projects begin and are conducted throughout the year. Originals of all monitoring files and correspondence are on file in the Youth & Family Services Division Office. Monitoring is scheduled when approximately 50 percent of the grant was drawn down by the recipient. In PY2025 most sub recipients had a desk review monitoring with attendees including, program managers, direct client employees, director and program finance employee. Sub recipients must maintain files and records that relate to the overall administration of the CDBG program. Multnomah County standard is to randomly revise 10% of client files. Project file review determines that invoices and documentation are in place. These records will include the following files:

Application, program descriptions, certifications, etc.;

Invoices;

Client intake forms;

Client Income verification reviews;

Executed grant agreement;

Description, geographic location and budget of each funded activity;

Eligibility and national objective determinations for each activity;

Personnel files;

Organization Chart;

Property management files;

HUD and Multnomah County monitoring correspondence;

Citizen participation compliance documentation;

Fair Housing and Equal Opportunity records;

Environmental review records; and

Documentation of compliance with other Federal requirements (e.g., Davis-Bacon, Sam.Gov and Lead-Based Paint HUD certifications).

Multnomah County monitored all of its CDBG projects where any findings and concerns were found to be minimal. A report which summarizes the results of the monitoring visit and any corrective actions if deemed necessary was shared with the subgrantees within 30 days of the monitoring visit. And any findings and concerns were fully addressed by the applicable subgrantees as recorded in the findings closing letter. Quarterly reporting is mandatory for all ongoing projects to determine that projects are on schedule and in compliance.

Public Facilities project monitoring, when conducted, includes completion of environmental review before work begins. Subcontractors are informed and made familiar with the grant regulations including Federal and State Labor Standards, Davis-Bacon regulations, payroll submission, and timeliness of project completion at pre construction meetings. All payrolls from construction employees are submitted, reviewed under state labor wage standards and approved before payment is authorized. When possible, site visits are made as work is in process and upon completion of projects. Projects are also reviewed for contract procurements standards soliciting M/WBE bids and bidding publication.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Citizen Participation Plan included in the 5-Year Consolidated Plan is the framework we use to solicit public comment, as well as to provide guidance on our response to citizens' comments on our programs throughout the year. This includes two hearings: one coordinated by Multnomah County and the City of Gresham for areas outside the City of Portland (our entitlement area) and one convened by the City of Portland. Multnomah County is committed to providing meaningful access. The public was able to request childcare, translation, interpretation, modifications, accommodations, or other auxiliary aids or services, by calling or by sending an email to the CDBG coordinator three days prior to the meeting. CDBG staff speak Spanish and have access to interpretation services in over 100 languages for hearings.

The goals and purpose of the Citizen Participation Plan is to encourage residents, agencies, and other interested parties to participate in the development of our 5-Year Consolidated Plan and Annual Action Plans and to comment on our accomplishments. We encourage feedback from our citizens in order to improve our efforts to provide decent, safe and sanitary housing, improved community facilities and infrastructure, needed human services and expanded economic opportunities, that all work toward revitalizing our neighborhoods and improving our living environment.

Multnomah County prepared the CAPER for the program year 2025 from July 1, 2025 through June 30, 2026. The CAPER includes attached CDBG reports generated by HUD's Integrated Disbursement and Information System (IDIS). Public comments regarding Multnomah County's PY2025 CAPER could be received through written submissions in person, emails, phone calls or in response to the Gresham Outlook newspaper posting of the opportunity for public comment. The draft Program Year 2025 CAPER required a 15 day comment period which will be held from September 1 through September 15, 2026. A public hearing on August 31, 2026 to allow public input and modifications to this CAPER before submission to HUD. The notice will be made available to the public through the Multnomah County's DCHS' Youth & Family Services Division website (<https://www.multco.us/cdbg>) and the Gresham Outlook on August 31, 2026. The public notice included the address of DCHS' Youth & Family Services Division, staff contact, mailing address, and phone number to allow the public multiple ways to direct questions or comments. To date no comments were received during the comment period.

The posting on the County's webpage and any community input on the 2025-26 CAPER are included as an attached document (Attachment A) to the report. An affidavit of the publishing of the public notice in the Gresham Outlook is in Attachment B.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Multnomah County will be holding it's Community Needs Hearing October 28th, 2026, and will gather community input as to what the community priority needs are. In addition, the continuing pandemic created or worsened staffing shortages, increased barriers to providing face-to-face service, especially for those needing English language translation, literacy challenges, mobility barriers, transportation access, access to technology, familiarity with navigating online platforms, and fear of public charge. Sub-grantees worked very hard to address those challenges, providing additional support to ensure all families received the support they needed in accessing emergency rent assistance services.

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

No

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

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

No

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPW A	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Multnomah County did not carry out any activities that triggered Section 3 requirements in 2024-25.