



## Portland Consortium HOME-ARP Allocation Plan Substantial Amendment to Annual Action Plan FY 2021-22

*The Portland Consortium includes the City of Gresham, City of Portland, and Multnomah County. An approved five-year Consolidated Plan and annual Action Plans are requirements to receive federal entitlement funding from HUD for the four affordable housing and community development programs: CDBG, HOME, HOPWA and ESG. In Fall 2021, HUD approved the Consortium's five-year Consolidated Plan (FY 2021-25) and the Annual Action Plan FY 2021-22. Any changes to funding levels, purpose, scope, location, eligibility, or type of beneficiaries of an activity triggers the requirement for amending the Consolidated Plan and/or Action Plan. The special HOME-ARP allocation in April 2021 triggers the need for a substantial amendment. The purpose of this allocation is to serve households who are at greatest risk of housing instability, including individuals and families experiencing homelessness and/or who are at imminent risk of becoming homeless. Meeting this requirement, this Portland Consortium HOME-ARP Allocation Plan is the substantial amendment to the adopted Action Plan FY 2021-22.*



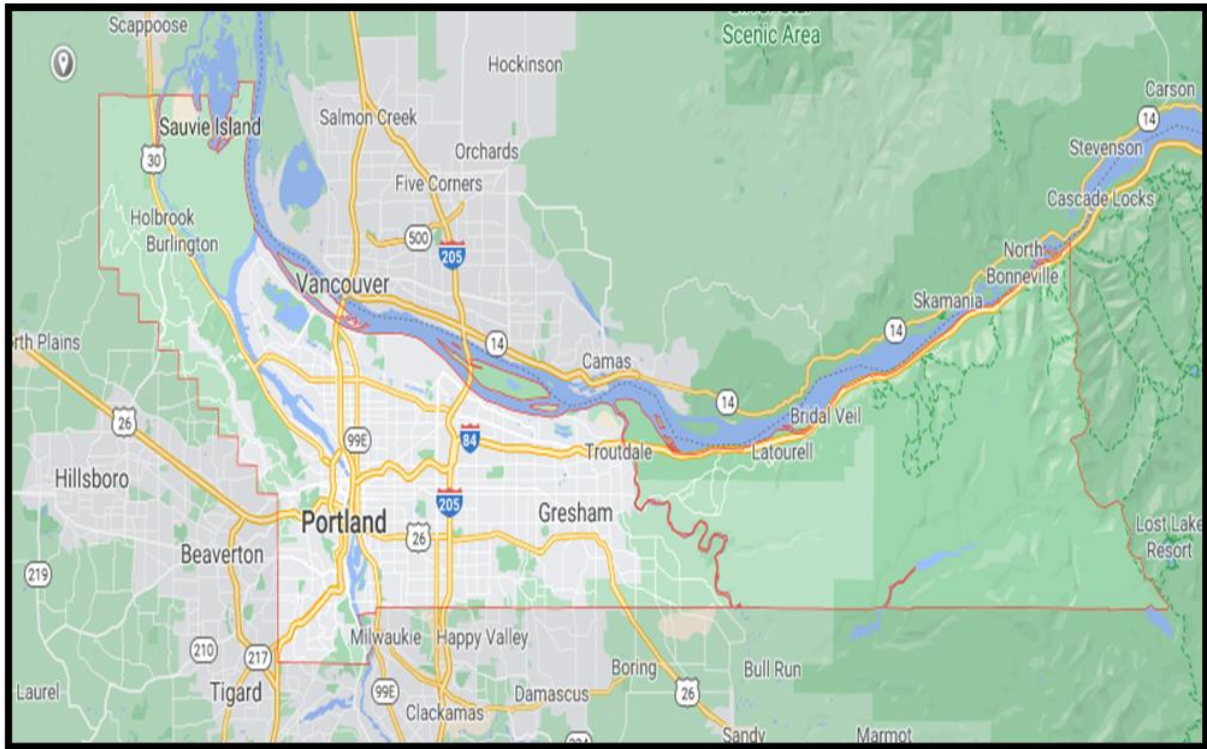
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# Home-ARP Allocation Plan

## 1. Background on Participating Jurisdictions

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



In 1992, after the creation of the HOME Investment Partnerships Program (HOME) by the United States Congress, the jurisdictional partners entered into an Intergovernmental agreement (IGA) to jointly act as a consortium – the “Portland HOME Consortium” to carry out the program objective of expanding the supply of decent, safe, sanitary, and affordable housing. This program provides funding for acquisition, rehabilitation, new construction of affordable housing and tenant-based rental assistance. Under the IGA, City of Portland is the designated Representative Member with the overall responsibility to ensure that the program is carried out in accordance with HUD Regulations in 24 CFR Part 92 and 91 respectively, and the Consolidated Plan.

HUD determines the amount of HOME funding to be awarded to the Consortium based upon a formula that considers the eligible population within the jurisdictional boundaries of all Consortium members. Therefore, each member’s participation in the Consortium contributes to the amount of federal funds awarded to the Consortium. Each member is entitled to plan for the expenditure of funds in an amount equal to their pro-rata share of the HOME grant award. For the Portland HOME Consortium, the amount

of funding attributable to each member is calculated by multiplying the total award by the percentage of persons living below the federal poverty line in each of the member jurisdictions compared to the total number of persons living below the federal poverty line in the Consortium. The details for Program year 2021-22 HOME funds and the planned activities can be found in City of Portland Action Plan 2021-22. The passage of the American Rescue Plan (ARP) in Spring 2021 provided additional one-time HOME funds to jurisdictions across the nation to help mitigate the unprecedented housing instabilities brought on or aggravated by the COVID-19 pandemic.

On April 8, 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of nearly \$5 billion in American Rescue Plan (APR) funds to communities across the country through their HOME program. These HOME-ARP funds were intended to assist households experiencing homelessness and other vulnerable populations through the following eligible activities:

- Provide capital investment for permanent rental housing
- Upgrade available stock of shelter to include non-congregate shelter
- Provide tenant-based rental assistance and supportive services

The Portland HOME Consortium was also awarded one-time HOME-ARP funds. The details of this award and the member specific allocations are as follows:

City of Gresham	\$ 2,238,403.00
City of Portland	\$ 10,808,820.00
Multnomah County	\$ 520,559.00
<b>Total HOME ARP Funding</b>	<b>\$ 13,567,782.00</b>

**Note:** According to the HOME-ARP rules 85% (\$11,532,614.70) of the allocated funding needs to be spent on eligible activities while up to 15% (\$2,035,167.30) of the allocation can be used for administrative and planning costs of the participating jurisdictions and for subrecipients administering all or portion of the grant.

## 2. Consultation

As part of developing its plan, HUD mandates that a Participating Jurisdiction (PJ) must consult with the Continuum of Care (CoCs) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans groups, Public Housing Agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum.

### **Consultation Process Summary:**

The consultation process was coordinated by the City of Portland and Multnomah County Joint Office of Homeless Services (JOHS), the office responsible for administering the A Home for Everyone (AHFE) Coordinating Board, which serves as the Continuum of Care governing board for the Portland and Multnomah County. The HOME-ARP consultation process with partners and stakeholders was incorporated into the region's annual budget planning and prioritization processing via community budget forums in November and December 2021. Consultation invitees were selected based on their affiliation as members of the AHFE Coordinating Board. In addition, expanded efforts were made to reach additional stakeholders and partners with expertise in providing homeless services and housing to HOME-ARP qualified populations. These groups included people with lived experience of homelessness, elected officials, local housing authority officials, and leaders from faith, philanthropy, business, domestic violence services, veterans services, and other sectors.

The consultation process occurred in two phases:

- **Phase 1:** budget forums to identify and rank priorities to be used as budget recommendations
- **Phase 2:** consultation via emma (specialized email marketing platform) with HUD recommended stakeholder groups

### **Phase 1 Summary**

The focus of Phase 1 consultation with stakeholder groups was to identify priorities and needs. It involved the following steps: a) providing information about existing programs that serve HOME-ARP qualified populations and federal and local funding sources available for expanded programming; b) inviting feedback and comments through community meetings, surveys, and email correspondences; c) compiling feedback and comments to highlight themes and recommendations for types of new or expanded areas of investments or programming. Recommendations for specific projects or programs were not received through the consultation process.

The following table summarizes the names and types of organizations consulted in Phase 1, and the methods by which they were contacted:

<b>Agency/Org</b>	<b>Type of Agency/Org</b>	<b>Consultation Method</b>
AHFE Coordinating Board	CoC governing board agencies	Community meeting
AHFE Housing Workgroup	Housing services agencies	Community meeting
AHFE Safety off of the Streets Workgroup	Shelter & emergency services agencies	Community meeting
AHFE Health Workgroup	Health & homeless services agencies	Community meeting
AHFE Workforce & Econ Opportunity Workgroup	Workforce services agencies	Community meeting
Oregon Department of Human Services	Governmental entity	Survey, email request
Home Forward	Regional Housing Authority	Survey, email request
Portland VA Medical Center	Governmental entity	Survey, email request
Transition Projects	Nonprofit organization	Survey, email request
p:ear	Nonprofit organization (youth)	Survey, email request
Human Solutions	Nonprofit organization (families)	Survey, email request
Immigrant and Refugee Community Org.	Nonprofit organization	Survey, email request
David Douglas School District	School	Survey, email request
Urban League of Portland	Nonprofit organization	Survey, email request
Bridges to Change	Nonprofit organization	Survey, email request
Central City Concern	Nonprofit organization	Survey, email request

<b>Agency/Org</b>	<b>Type of Agency/Org</b>	<b>Consultation Method</b>
Northwest Pilot Project	Nonprofit organization (seniors)	Survey, email request
Community Members		Survey, email request
Hacienda Community Dev. Corporation	Nonprofit organization	Survey, email request
Business for a Better Portland	Nonprofit organization	Survey, email request
JOIN	Nonprofit organization	Survey, email request
Portland Business Alliance	Nonprofit organization	Survey, email request
Worksystems, Inc.	Workforce Investment Board	Survey, email request
Volunteers of America Home Free	Nonprofit organization (DV services)	Survey, email request
Self Enhancement	Nonprofit organization	Survey, email request
Women First Transition and Referral Center	Nonprofit organization	Survey, email request
Outside In	Nonprofit organization (youth)	Survey, email request
El Programa Hispano Catolico	Nonprofit organization	Survey, email request
Cascade AIDS Project	Nonprofit organization (People living with HIV/AIDS)	Survey, email request
Oregon Law Center	Nonprofit organization	Survey, email request

Summary of comments and recommendations received from Phase 1 in the consultation process:

Topic	Feedback/Comments/Recommendations
<p><b>Shelter Programs: Priorities and Needs</b></p>	<p><u>Areas that should be prioritized</u> for which we have gaps in our community:</p> <ul style="list-style-type: none"> <li>• Year-round service-enhanced congregate shelter with on-site housing placement and services supports</li> <li>• <b>Motel or semi-congregate shelter with on-site housing placement and services supports</b></li> <li>• Village-style outdoor or 'alternative' shelters with on-site housing placement and services supports</li> <li>• Micro-villages (10 or fewer sleeping pods) distributed in neighborhoods, with access to basic hygiene services</li> <li>• Safe-park shelter programs for cars and RVs, with wrap-around and housing placement supports</li> <li>• Wrap-around and housing placement supports in our existing congregate, motel, semi-congregate, and alternative shelters</li> </ul> <p><u>Population/Communities that should be prioritized</u> for supportive housing:</p> <ul style="list-style-type: none"> <li>• People suffering from severe and persistent mental illness</li> <li>• People suffering from addiction disorders-low barrier</li> <li>• People seeking clean and sober environment</li> <li>• People of Color who are overrepresented in the unsheltered population</li> <li>• Families with Children</li> <li>• Domestic and Sexual Violence Survivors</li> <li>• LGBTQIA+</li> <li>• Youth</li> </ul> <p>To <u>improve outcomes</u>, focus on:</p> <ul style="list-style-type: none"> <li>• Addressing the barriers that prevent various sub-populations and demographic groups from coming into shelter.</li> <li>• Providing genuine trauma-informed care training to shelter staff</li> <li>• Establishing a minimum standard of care for all shelter programs</li> </ul>



Topic	Feedback/Comments/Recommendations
	<ul style="list-style-type: none"> <li>• Establishing a data system that provides real-time information on available shelter beds in the system</li> <li>• Increasing access to behavioral health services - both mental health and addiction services - in shelter programs</li> <li>• Increasing the geographic diversity of shelter locations</li> </ul>
<b>Housing Placement and Retention:</b> Priorities and Needs	<p>Areas that should be prioritized which we have gaps in our community:</p> <ul style="list-style-type: none"> <li>• Flexible client and rental assistance</li> <li>• Mobile housing case management teams</li> <li>• Place based housing case management teams</li> <li>• In-home housing stabilization services</li> <li>• Behavioral health pre- and post-housing supports</li> <li>• Access to education, training, and employment supports</li> <li>• Peer support services</li> <li>• Legal assistance</li> <li>• Landlord recruitment and retention</li> <li>• Benefits acquisition assistance, especially SSI/SSDI</li> </ul> <p>These communities should be prioritized for supportive housing:</p> <ul style="list-style-type: none"> <li>• People of Color from communities overrepresented in the homeless population</li> <li>• Seniors</li> <li>• Families with children</li> <li>• LGBTQIA+</li> <li>• Domestic and Sexual Violence Survivors</li> <li>• Youth</li> <li>• Immigrant and refugee communities, including those who are undocumented</li> </ul> <p>To improve outcomes, focus on:</p> <ul style="list-style-type: none"> <li>• Setting reasonable caseloads for housing case managers</li> </ul>

Topic	Feedback/Comments/Recommendations
	<ul style="list-style-type: none"> <li>• Expanding culturally specific housing and support services</li> <li>• Engagement with the landlord community at the policy level</li> <li>• Better coordinating to housing placement services across population systems (adult, family, youth, DV)</li> <li>• Better leveraged partnerships with mainstream institutions, including schools (homeless liaisons), healthcare, and education/workforce training</li> </ul>
<b>Supportive Housing: Priorities and Needs</b>	<p>Areas that should be prioritized which we have gaps in our community:</p> <ul style="list-style-type: none"> <li>• High acuity mental health-focused permanent supportive housing</li> <li>• Long-term care/assisted living with behavioral health focus</li> <li>• Substance use recovery housing</li> <li>• Housing that is accessible to people with significant mobility &amp; activities of daily living challenges</li> <li>• Culturally specific supportive housing for Communities of Color that are overrepresented in the chronically homeless/at risk of chronic homelessness population</li> </ul> <p>These communities should be prioritized for supportive housing:</p> <ul style="list-style-type: none"> <li>• Seniors</li> <li>• People of Color overrepresented in the chronic population</li> <li>• Families with children</li> <li>• People living in underserved areas of the County</li> <li>• People being routinely failed by multiple systems</li> <li>• LGBTQIA+</li> <li>• Domestic and Sexual Violence Survivors</li> </ul> <p>To improve outcomes, focus on:</p> <ul style="list-style-type: none"> <li>• Increasing participant choice</li> <li>• Deepening partnerships with healthcare providers</li> <li>• Expanding culturally-specific support services provider network</li> </ul>

## Phase 2 Summary

The focus of Phase 2 consultation was to reach out via emma email blast to all relevant stakeholder groups, many of whom participated in Phase 1, to share details of funding available through the HOME-ARP program and the intention of the City of Portland and Multnomah County to pool their respective allocations to expand NCS facilities to serve the qualifying population. In addition to sharing pertinent details, the stakeholders were requested to provide consult/comment on the funding decision and prioritization. Following is a snapshot of this communication:

### Request for Consult: City of Portland and Multnomah County Allocation of HUD HOME-ARP Funding

On April 8, 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of nearly \$5 billion in American Rescue Plan (ARP) funds to communities across the country through their HOME program. These HOME-ARP funds are intended to assist households experiencing homelessness and other vulnerable populations through the following eligible activities:

- Provide capital investment for permanent rental housing
- Upgrade available stock of shelter to include non-congregate shelter
- Provide tenant-based rental assistance and supportive services

The City of Portland is part of the Portland/Multnomah County/Gresham HOME Consortium and traditionally the allocated funds are split on a level of poverty driven formula basis. Based on the formula, the Consortium partners stand to receive:






City of Gresham	\$2,238,403
City of Portland	\$10,806,820
Multnomah County	\$520,559
<b>Total HOME ARP Funding</b>	<b>\$13,567,782</b>

Based on current and consistent community prioritization and city-county budget forums from Fall 2021, Portland and Multnomah County will be pooling their HOME-ARP funds to expand NCS options to serve households who are at greatest risk of housing instability, including individuals and families experiencing homelessness.

#### Request for Consult

Consultation with area Continuums of Care, homeless service and domestic service providers, and a variety of agencies that address fair housing, civil rights, and needs of persons with disabilities is a required part of receiving these funds. As recipients of these funds, Portland Housing Bureau (PHB) and the City/County Joint office of Homeless Services (JOHS) request your feedback and consult on this proposed use of HOME-ARP funds.

Given we are still operating in the COVID 19 Pandemic mode, please respond via email with feedback or comments on the proposed allocation of the HOME-ARP funds for NCS to Jennifer Chang at [Jennifer.Chang@Portlandoregon.gov](mailto:Jennifer.Chang@Portlandoregon.gov). **Please respond on or before Friday, March 11, 2022.** Your time and response to this consult is greatly appreciated.



## **Summary of comments received through the email consult process**

### **I. On allocating the funds:**

- Use funds in Portland to buy a motel in NE Portland, focused on providing emergency housing for women who are unsheltered and living on the streets.
- Allocate funds to alleviate debt for residents in affordable housing, which is a system wide issue.
- Received several responses from residents, requested funds be used to provide direct rent assistance to prevent eviction.
- In general, Portland needs to build more housing. Tenant based rental services are great to help tenants that temporarily get into trouble.

### **II. Important aspects to consider in programming:**

- Focus on reaching underserved groups including people with disabilities. Any programming needs to have sound understanding and planning for ADA housing and serving people living with disabilities. We have a very low inventory of affordable accessible housing in the city, and we need more housing that is accessible for people with mobility issues.
- Provide support for housing insecure people in the refugee community with mental health and substance use disorders.

## **Summary of Gresham & Multnomah County Consultation Process**

The Portland HOME Consortium's jurisdictional partners, Gresham and Multnomah County combined the HOME-ARP application process with their usual application process for CDBG and HOME.

The effort involved public noticing that informed potential applicants of this funding availability and invitation for the application workshop. The notice was also sent to a wider contact list, which includes current and former subrecipients and any organizations or community members who had requested for notification when the application process is opened. At the workshop, jurisdictional staff went over the funding sources, what they can be used for, how much they expect to have available and described the application process for prospective applicants. The affidavit of publication can be found in the Appendix. The following timeline from the workshop provides a general overview of how the review process is intended to work:

<b>January 28</b>	Pre-Application Submittal Deadline
<b>February 18</b>	Application Submittal Deadline
<b>March</b>	Applications Reviewed (City staff score for admin/financial concerns and the Community development & Housing Subcommittee (CDHS ) scores based on the overall project/community need for the project) & Applicant Presentations
<b>April</b>	CDHS Public Hearing (CDHS meets to make funding recommendations, we do a public notice for this meeting too) & Notifications of Award Recommendations
<b>June</b>	City Council Public Hearing for the Proposed 2022-23 Action Plan (this is the final council vote for the funds, this is also listed on the public notice we run for the April meeting)
<b>July 1</b>	2022-23 Program Year Begins

The HOME- ARP projects that the City of Gresham is moving forward for further and final consideration has been detailed in the HOME-ARP Activities section of this report.

### 3. Public Participation

HUD mandates that the PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submitting the HOME-ARP allocation plan to HUD, PJs are required to provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. In accordance with this requirement, the Portland HOME Consortium is following the adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current Citizen Participation Plan. Further, as required, City of Portland and Multnomah County are holding a public hearing to get feedback on the draft HOME-ARP allocation plan prior to submitting the plan to HUD. For the purposes of HOME-ARP, the objective of the public hearing was to make the following information available to the public:

- The amount of HOME-ARP funds the Portland HOME Consortium will receive
- The range of activities that the Portland Consortium intends to undertake

The Portland HOME Consortium accepted any comments or views of residents received in writing, or orally at a public hearing, as part of the development of the HOME-ARP Allocation Plan. Subsequent sections describe our public participation process, details on the comment period, efforts to broaden public participation and a summary of the comments and recommendations received through the public participation process.

#### **Public participation process summary**

Citizen Participation was encouraged through Public Hearings held by all three Consortium partners. Public Noticing was advertised in the Portland Business Tribune, the Gresham Outlook, newsletters, email lists and on the jurisdiction webpages. Citizen participation was also encouraged through surveys and comment cards. In accordance with the Consortium’s Citizen Participation plan, the draft HOME-ARP plan was published on the Portland Housing Bureau’s website. Further, the Consortium partners Gresham and Multnomah County also provided link to the draft HOME-ARP Allocation Plan.

The City and JOHS hosted a virtual public hearing on Thursday March 17, 2022, from 4:00-5:00 PM. The Public Comment Period extended from Wednesday, March 16, 2022, through Friday, April 1, 2022. Proof of public notice can be found in the Appendix.

Consortium partner, City of Gresham held a Fall Needs Hearing on Nov 3, 2021, for annual entitlement funds and their allocation of HOME-ARP funds. The announcement for this event was published in the Gresham Outlook and other local outlet. Following is a relevant extract from the notice:

The purpose of these hearings is to collect community feedback regarding the housing, infrastructure, economic and social service needs of area residents and prioritize those needs during the preparation of the consortium partners' 2022-23 Action Plans and 2021-22 Action Plan Amendment for HOME-ARP funding. Due to the public health crisis, these hearings will be held remotely via Zoom. For each jurisdiction, call or review website for instructions regarding public testimony, meeting times, website registration and phone information. The two upcoming virtual opportunities to attend a public hearing in your community and give your feedback are:

City of Gresham & Multnomah County Community Needs Hearing

Nov 3, 2021, 6:00 P.M.–7:30 P.M. via Zoom

Register: To register call 503-618-2814 or contact

[Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov)

Para registrarse en Español llame al: (503) 988-7440 o

[Fanny.Rodriguez@MultCo.us](mailto:Fanny.Rodriguez@MultCo.us)

The City of Gresham and Multnomah County are committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, call 503-618-2814 or email [Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov) three days prior to the meeting.

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

#### **Efforts to Broaden Outreach.**

The City and JOHS shared the public notice through email blasts, newspaper, and journal postings, on its organizations' blogs and social media accounts. Additionally, the events and the drafts have been prominently displayed on the website of the Consortium Partners:

[www.portlandonline.com/phb/conplan](http://www.portlandonline.com/phb/conplan) (City of Portland)

<https://greshamoregon.gov/Community-Revitalization/> (City of Gresham)

<https://www.multco.us/cdbg> (Multnomah County)

Additionally, the following email blast was sent out to well over 2,000 area non-profits and/or residents:

**We want to hear from you!**  
**Portland HOME Consortium**  
**HOME-ARP Allocation Plan Virtual Hearing**  
**Substantial Amendment to One-Year Action Plan FY**  
**2021-22**  
**March 17, 2022**  
**4:00 P.M – 5:00 P.M**


The Portland Consortium includes the City of Gresham, City of Portland, and Multnomah County. An approved five-year Consolidated Plan and annual Action Plans are requirements to receive federal entitlement funding from HUD for the four affordable housing and community development programs: CDBG, HOME, HOPWA and ESG. In Fall 2021, HUD approved the Consortium's five-year Consolidated Plan (FY 2021-25) and the Annual Action Plan FY 2021-22. Any changes to funding levels, purpose, scope, location, eligibility, or type of beneficiaries of an activity triggers the requirement for amending the Consolidated Plan and/or Action Plan. The special HOME-ARP allocation in April 2021 triggers the need for a substantial amendment. The purpose of this allocation is to serve households who are at greatest risk of housing instability, including individuals and families experiencing homelessness and/or who are at imminent risk of becoming homeless. Meeting this requirement, this Portland Consortium HOME-ARP Allocation Plan is the substantial amendment to the adopted Action Plan FY 2021-22.

The HOME-ARP Allocation Plan Community Hearing is to share the highlights of the Plan and to invite public comments. Due to the public health crisis, the hearing is being held remotely via Zoom. Following are the relevant details of the hearing:

**Portland Consortium HOME-ARP Allocation Plan Community Hearing**  
**Thursday, March 17, 2022, 4:00 P.M.– 5:00 P.M. via Zoom**  
Register in advance for this meeting @  
[\*\*HOME-ARP Allocation Plan Community Hearing | Portland.gov\*\*](https://www.portlandoregon.gov/home-arp/112122)

The Portland Consortium's draft HOME-ARP Allocation Plan will be available on our website [\*\*Consolidated Plan/Action Plan Portland Consortium\*\*](https://www.portlandoregon.gov/home-arp/112122) for public review and comments starting Wednesday, March 16, 2022. Public comments will be taken over a 20-day comment period ending on Monday, April 4, 2022. Physical copies will be made available upon request.

For more information on the HOME-ARP Allocation Plan or to submit written comments please contact Uma Krishnan, via e-mail: [\*\*uma.krishnan@portlandoregon.gov\*\*](mailto:uma.krishnan@portlandoregon.gov)



EQUAL HOUSING  
OPPORTUNITY

### Summary of comments and recommendations

The public hearing was attended by nearly 20 stakeholders who represented area residents and service providers. There was general support for the decision to expand Non-Congregate Shelter opportunity. Also, there is wide support in the community to provide safe, stable, and affordable housing for all. One of the attendees brought up the issue of CHDO set-aside and followed the testimony with a written comment. See appendix for a copy of the agenda, the close captioning of the event, the single written testimony that was received on the draft plan and the staff response for the testimony.



## 4. Needs Assessment and Gaps Analysis

A required part of developing the HOME-ARP allocation Plan, PJs must evaluate the size and demographics of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. PJs can use data sources like the Point-in-Time (PIT), Housing Inventory County (HIC), or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

### **Size and demographic composition of qualifying populations**

According to HUD, Qualifying Populations (QPs) for the HOME-ARP funds includes:

- 1) Homeless (McKinney Act definition)
- 2) At-risk of homelessness (McKinney Act definition)
- 3) Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- 4) Other Populations where assistance would:
  - Prevent the family's homelessness; or
  - Serve those with the Greatest Risk of Housing Instability; at Greatest Risk of Housing Instability means a household that has:
    - Annual income  $\leq$  30% of area median income and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs)
    - OR
    - Annual income  $\leq$  50% of AMI and meets one of the conditions of At-risk of homelessness
- 5) Veterans and families including veteran member that meet one of preceding criteria

**Note:** The data on QPs that is provided in this section is for the entire Multnomah County that includes area collectively represented by all three Consortium partners: City of Portland, City of Gresham, and the remainder of Multnomah County. This is also the entire geographic area covered by the Portland/Gresham/Multnomah Continuum of Care (CoC).

### **1) Homeless : Size and Demographic Composition**

City of Portland that is home to 82% of Multnomah County's population has been in a state of housing emergency long before the COVID-19 Pandemic took hold in the city as in the rest of world. In fact, it was in 2015 that Portland first declared that the city is in a state of housing emergency and has continued to extend that state till now. Multiple factors, including but not limited to steep increases in housing costs for renters and for homeowners, profound income disparities between the median income of renter households and the citywide median income, a robust population growth that exerts pressure on the housing supply etc. continue to play a critical role in this housing affordability crisis. The ensuing Pandemic since March 2020 just made matters worse. As housing affordability in Portland continues to worsen, it has also impacted neighboring jurisdictions like Gresham and unincorporated pockets within Multnomah County. As a strategic response to address the needs of population experiencing homelessness and at-risk

of homelessness, the City-County created the Joint Office of Homeless Services (JOHS) in 2016. JOHS oversees the delivery of services to people who form the universe of QP as defined by HUD. JOHS also takes the lead in conducting the HUD required Point-in-Time (PIT) count once every two years- an effort that provides critical data on population experiencing homelessness and number of people in emergency shelters and transition housing. PIT Count 2021 was originally scheduled to be conducted in January 2021, which would have been its first since 2019. But because of the COVID-19 pandemic, the Count took place on the night of January 26, 2022, and the results of this count will be released later this year. According to preliminary data released early May, just over 3,000 people were counted as being unsheltered, a 50% increase compared to the last count! Additional details for Multnomah County are as follows:

Housing Situation	Number
Unsheltered	3,057
Emergency shelter	1,485
Transitional housing	686

Data Source: Preliminary PIT 2021

The population experiencing homelessness, who are part of the HUD defined QPs, are amongst the most vulnerable residents of the Portland Consortium. A detailed Homeless Needs Assessment (Section NA-40) was undertaken for the recently for the Consortium's Consolidated Plan 2021-25. The assessment used the 2019 Point-in-Time Count of Homelessness. Since detailed PIT 2021 results are not available currently, subsequent sections use data from 2019 PIT as part of the needs assessment for the homeless, a QP for the HOME-ARP Funds.

The 2019 PIT Count identified 2,037 people who were unsheltered, 1,459 people who were sleeping in an emergency shelter and 509 people who were sleeping in transitional housing. In all, 4,015 people met HUD's definition of homelessness on the night of January 23, 2019, down 3.9% from 2017. Among these 4,015 people: 48% were people of color, 8% were in families with children (52% reduction from 2017), 35% were women, 12% were youth ages 24 and younger, 12% were veterans, 72% had disabling conditions, 44% were chronically homeless. The following table captures the nature and extent of homeless in the PJ:

Race/Ethnicity	Unsheltered	Emergency Shelter	Transitional Housing	Total Population	Percent of Group Unsheltered
People of Color	736 (36.1%)	606 (41.5%)	187 (36%)	1,529 (38.1%)	48.1%
Non-Hispanic White	1,202 (59%)	817 (56%)	327 (63%)	2,346 (58.4%)	51.2%
Race/Ethnicity unknown	99 (4.9%)	36 (2.5%)	5 (1%)	140 (3.5%)	-
<b>Alone or in Combination</b>					
African	8 (0.4%)	5 (0.3%)	1 (0.2%)	14 (0.3%)	57.1%
American Indian/ Alaska Native	258 (12.7%)	156 (10.7%)	53 (10.2%)	467 (11.6%)	55.2%
An identity not listed	47 (2.3%)	0 (0%)	0 (0%)	47 (1.2%)	-
Asian	30 (1.5%)	46 (3.2%)	9 (1.7%)	85 (2.1%)	35.3%
Black/ African American	276 (13.5%)	290 (19.9%)	82 (15.8%)	648 (16.1%)	42.6%
Hispanic/Latino/a (of any race)	167 (8.2%)	153 (10.5%)	53 (10.2%)	373 (9.3%)	44.8%
Middle Eastern	8 (0.4%)	4 (0.3%)	0 (0%)	12 (0.3%)	66.7%
Native Hawaiian/ Pacific Islander	59 (2.9%)	52 (3.6%)	8 (1.5%)	119 (3%)	49.6%
Slavic	9 (0.4%)	1 (0.1%)	0 (0%)	10 (0.2%)	90.0%
White/Caucasian	1,394 (68.4%)	1,015 (69.6%)	391 (75.3%)	2,800 (69.7%)	49.8%
Total	2,037	1,459	519	4,015	50.7%

Data Source: 2019 PIT Count

Information on other specific segments of the QP who also fall in the homeless category:

- **Disabling conditions:** 71.9% of the homeless population has one or more disabling conditions. The number of unsheltered people with disabling conditions increased by 359 people (14.2%) compared with the 2017 count.
- **Chronic homelessness:** 44% of unsheltered individual adults and 25% of unsheltered persons in families with children meet the definition of chronic homelessness. The number of unsheltered chronically homeless individual adults increased by 479 people (37%) compared with 2017. The increase was particularly notable among people identifying as Black or African American. Although the overall number of people identifying as Black or African American in the PIT decreased by 4.0% from 2017, the number of African Americans who were identified as CH increased by 74.2% (from 132 to 230 people).

- **Veterans:** The Point in Time count reported that Multnomah County had 12% of homeless adults are veterans. While the overall number of homeless veterans has not changed significantly since 2013, the number of unsheltered veterans decreased by 16 people (5%). The Veterans Administration defines homeless veterans as those individuals who lack a fixed, regular, and adequate nighttime residence; reside in a public or private shelter or institution; or reside in a place not designed for use as a regular sleeping accommodation for human beings. National data reported in the FY 2010 State of Oregon Five-Year Plan to End Homelessness among veterans gave the following disability information for homeless veterans: 66% are experiencing alcohol abuse, 51% are experiencing drug abuse, 54% have a serious psychiatric disorder, 38% are dual diagnosis (alcohol/drug addiction and mental health disorder), and 58% have health issues or disability.
- **Domestic violence:** 59% of homeless women and 36% of the overall homeless population have been affected by domestic violence.

The full 2019 PIT Count can be found at: [2019 Point-in-Time Count of Homelessness in Portland/Gresham/Multnomah County](#)

In addition to the population experiencing homelessness, a significant number of households in Multnomah County fit the definition of extremely low-income households (Annual Income  $\leq$  30% AMI) and being severely cost burdened (i.e., paying more than 50% of monthly household income towards housing costs). Additionally, there are a great many households that face various levels of housing instability. Subsequent sections provide data on these population segments.

## 2) At-risk of Homelessness: Size and Demographic Composition

In the continuum of housing instability, next to the people experiencing homelessness are individuals and households who do not have reliable paychecks and/or lack supporting network of family and friends in the event they stand to lose the place they call home. This group can also include children or runaway youth. This group is often referred to as “At-Risk of Homelessness”. The Portland HOME Consortium has a sizable number of individuals/households who fall into this category.

For the HOME-ARP program, individuals/families with annual income below 30 percent of the median family income (extremely poor households) are also part of this group. The following table provides details on the size and composition of this segment in Multnomah County:

Number of Households	0-30% HAMFI
<b>Total Households</b>	<b>48,137</b>
Small Family Households (2 Persons)	10,846
Large Family Households (5+ Persons)	2,875
Elderly Family (One or more is 62+ Years)	2,387
Households with one or more children 6 years old or younger	6,726

Data Source: 2013-2017 CHAS

Based on aforementioned information, just over 15% of the total households in the Portland HOME Consortium are extremely poor households who are at-risk of homelessness for various socio-economic reasons at any given time.

In addition to the above households, Oregon Department of Education (ODE) provides county level data on homeless students as part of the Education of Homeless Children and Youth Program. The following extract from the recent 2020-2021 provides details on statewide number and living situation of K-12 students who fall in this category:

**Living Situations of K- 12 Students Experiencing Houselessness**

School Year	In Shelters	Sharing Housing	Unsheltered	Motels
2016-17	1,999	17,210	2,515	1,124
2017-18	1,817	16,399	2,549	1,236
2018-19	1,701	16,903	2,569	1,041
2019-20	1,584	15,868	2,514	1,114
2020-21	1,376	12,814	2,306	1,197

Data Source: Oregon Statewide Annual Report Card 2020-21

The data is compiled based on information provided by school districts across Oregon and documents the following pieces of information:

- living situation (Shelter, Unsheltered, Sharing Housing, Motel/Hotel);
- unaccompanied status

Further, the Report provides data on number of students experiencing homelessness by County of Enrollment. According to this data, as many as **2,405** students are enrolled in K-12 across various school districts in the Portland Home Consortium. This number represents just under 14% of the total universe of homeless students in Oregon.

The full report is available at:

[Oregon Statewide Annual Report Card, 2020-2021](#)

Unlike data on students who are experiencing homelessness, there are thousands of youth across Oregon who are homeless and unaccompanied, struggling to survive without a safe, stable place to live. Reliable data for geographies like the Portland HOME Consortium are hard to collect. The biennial PIT Count attempts to record this number:

Household Type	Unsheltered	Emergency Shelter	Transitional Housing	Total People
Adults (18+ years old)	2,025 (55.2%)	1,158 (31.5%)	488 (13.3%)	3,671
Families (At least one adult and at least one child)	12 (3.8%)	277 (87.4%)	28 (8.8%)	317
Unaccompanied children (Under 18 years old)	0 (0%)	5 (71.4%)	2 (28.6%)	7
Unknown household type	0 (0%)	19 (95%)	1 (5%)	20

PIT Count 2019

Clearly, as many as 45,000 households in the PJ can qualify under this category for the HOME-ARP Program.

### 3) Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking: Size and Demographic Composition

Based on HOME-ARP guidance, the population qualifying under this category include any individual or family who is fleeing, or is attempting to flee, domestic violence (DV), dating violence, sexual assault, or human trafficking. It is important to note that estimation of size and demographic population of this extremely vulnerable, yet diverse group is rather difficult if not impossible. The state compiles periodic data on DV and non-profits like the Oregon Coalition Against Domestic and Sexual Violence also put out data and policy/program recommendations at various points of time.

Significantly, many who are experiencing homelessness also endure violence of various forms like domestic or dating violence and/or sexual assault. This information gets recorded during the biennial PIT Count and according to the 2019 PIT Report:

Ever Experienced Domestic Violence?	Unsheltered	Emergency Shelter	Transitional Housing	Total
Yes	874 (43%)	398 (31.2%)	110 (22%)	1,382 (36.3%)
No	68 (3.3%)	744 (58.4%)	370 (74.1%)	1,182 (31.1%)
Unknown	1,089 (53.6%)	133 (10.4%)	19 (3.8%)	1,241 (32.6%)
Total adults	2,031	1,275	499	3,805

**PIT Count 2019**

In addition, documenting overall number of people who have experienced on physical/emotional/verbal DV, the PIT Count also records the number of respondents who are fleeing from DV at the time of the Count:

Currently Fleeing DV?	Number (Percent)
Yes	383 (27.7%)
No	849 (61.4%)
Unknown	150 (10.9%)
Total adults who have experienced DV	1,382

**PIT Count 2019**

It is troubling to note that the number of adults in the HUD homeless population reporting experience with domestic violence increased by 9.6% from 2017 to 2019, and 27.7% of those adults said that they were fleeing a domestic violence situation at the time of the survey. The nearly 10% increase in reported

experience with domestic violence is particularly notable. The breakdown of DV victims by race/ethnicity provides additional interesting insights:

Race/Ethnicity	Unsheltered	Emergency Shelter	Transitional Housing	Total Population	Percent of Group Unsheltered
People of Color	315 (36%)	162 (40.7%)	45 (40.9%)	522 (37.8%)	60.3%
Non-Hispanic White	511 (58.5%)	230 (57.8%)	64 (58.2%)	805 (58.2%)	63.5%
Race/Ethnicity unknown	48 (5.5%)	6 (1.5%)	1 (0.9%)	55 (4%)	-

PIT Count 2019

Interestingly, adult People of Color as a whole had lower reported rates of experience with domestic violence than adults identifying as Non-Hispanic White. Similarly, no individual community of color had a higher reported rate of experience with domestic violence than adults identifying as Non-Hispanic White.

Additional sobering data for Multnomah County (area covered by the Portland HOME Consortium) is available from the Gateway Center for Domestic Violence, a prominent service provider in the County. According to the Gateway Center's recent data:

- **1 of every 7 women aged 18-64** was physically abused by an intimate partner during the past year. This means that almost **28,000** women in Multnomah County (13.9%) were physically abused by their partners during the past year.
- **1 of every 9 women in Multnomah County** was assaulted during the past year (21,000 or 10.9%).
- **1 of 14 women were coerced** (13,900 or 7.0%)
- **1 of 20 was injured as a result** of domestic violence (10,000 or 5.1%).
- One third of physically abused women were both assaulted and sexually coerced.
- **40% of the women** who experienced physical abuse during the past year were severely abused.
- **More than a third of the women abused in the past year (37%)** suffered an injury from their abuse

As dismal as the numbers of DV victims are, Multnomah County also has a sizable number of minors and adults who are victims of sex trafficking in Multnomah County. As of Dec. 20, 2021, an estimated **587 minors** and **2,055 adults** were victims of sex trafficking in Multnomah County. Marginalized communities face disproportionate rates of trafficking, including youth, LGBTQIA+, Black, Indigenous and immigrant communities. To maintain awareness of this issue, County Board of Commissioners proclaimed January 2022 as the Human Trafficking Awareness Month in Multnomah County. The link to this proclamation is: <https://youtu.be/JTl6p2HZlvE>

In sum, anywhere between 12%-15% of the residents in the Portland HOME Consortium are being subjected to violence, assault or are victims of human trafficking.



#### 4) Other Populations: Size and Demographic Composition

In addition to population segments who qualify in the aforementioned categories there are individuals/families that require steady and long-term rent and/or other assistance to remain housed. They can be deemed as being at greatest risk of housing instability due to multiple reasons including but not limited to their household's income ( $\leq 30\%$  AMI), severe housing cost burden, doubled up living situation that can change at any given time etc. The CHAS (Comprehensive Housing Affordability Strategy) dataset provides an estimation of number of extremely low, very low, and low-income households cross tabulated with housing cost burden situation. Households that pay 30% or more of their income towards housing costs are considered to be cost burdened and those that pay 50% of their monthly income towards housing costs are classified as experiencing severe cost burden. The following table provides details on number of households at greatest risk of housing instability due to the interplay of income and housing cost burden:

#### Multnomah County: Number of Households with Cost Burden > 50% (Extremely Cost Burdened) by AMI

	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	6,959	2,832	556	10,347	1,555	1,381	1,485	4,421
Large Related	1,959	563	24	2,546	503	298	207	1,008
Elderly	4,931	2,009	881	7,821	3,717	2,123	1,646	7,486
Other	11,648	4,438	1,582	17,668	1,858	936	943	3,737
Total need by income	25,497	9,842	3,043	38,382	7,633	4,738	4,281	16,652

Data Source: 2013-2017 CHAS

The PIT Count provides an estimation of number of people who make less than or equal to 50% of AMI and are "Doubled Up" or live in highly unstable housing situation. As per this report, as many as **44,558** Multnomah County households find themselves at greatest risk of housing instability. Further, according to 211, Multnomah County's human services hotline, on a given night as many as 12.5% of their callers identify themselves as being doubled up and seek help:

"Where will you/ did you sleep on the night of Wednesday January 23?"	Number of Respondents	Percentage of Respondents
Doubled up with friends/family	71	12.5%
Motel/hotel	23	4%
My own apartment/house	387	68.1%
Outside/Vehicle/Place not meant for human Habitation	53	9.3%
Shelter or transitional housing	34	6%
<b>Total</b>	<b>568</b>	<b>100%</b>

PIT Count 2019



To sum up, anywhere between 25,000- 45,000 households in the Portland Consortium qualify as “Other populations for the use of HOME-ARP funds.

The needs analysis is not complete without a discussion of veterans and families that include a veteran family member who meet any of the four QP criteria. The Portland HOME Consortium is home to an estimated 45,000 veterans, more than any other county in the States of Oregon. Several amongst these families qualify for housing and other forms of assistance. The PIT Count details number of veterans who are unsheltered, in emergency shelters or transitional housing:

Veteran Status	Unsheltered	Emergency Shelter	Transitional Housing	Total
Yes	230 (11.3%)	135 (9.3%)	109 (21%)	474 (11.8%)
No	1,708 (83.8%)	1,245 (85.3%)	403 (77.6%)	3,356 (83.6%)
Unknown	99 (4.9%)	79 (5.4%)	7 (1.3%)	185 (4.6%)
Total	2,037	1,459	519	4,015

PIT Count 2019

The relatively low number of veterans (474) who are experiencing homelessness and/or are in unstable housing situation is due to Multnomah County’s commitment and concerted efforts to achieve a functional end to veteran homelessness. Still, 474 is one too many veterans who need to be moved to stable housing situation.

### **Unmet Housing and Service Needs of Qualifying Populations (QP)**

As is clear from the needs analysis section, with well over 2,000 unsheltered people in 2019, it is highly likely that the COVID Pandemic must have exacerbated the number and needs of the most vulnerable amongst the population in the PJ. The preliminary data for PIT 2021 substantiates this assertion with a 50% jump (~3,000) in people experiencing homelessness.

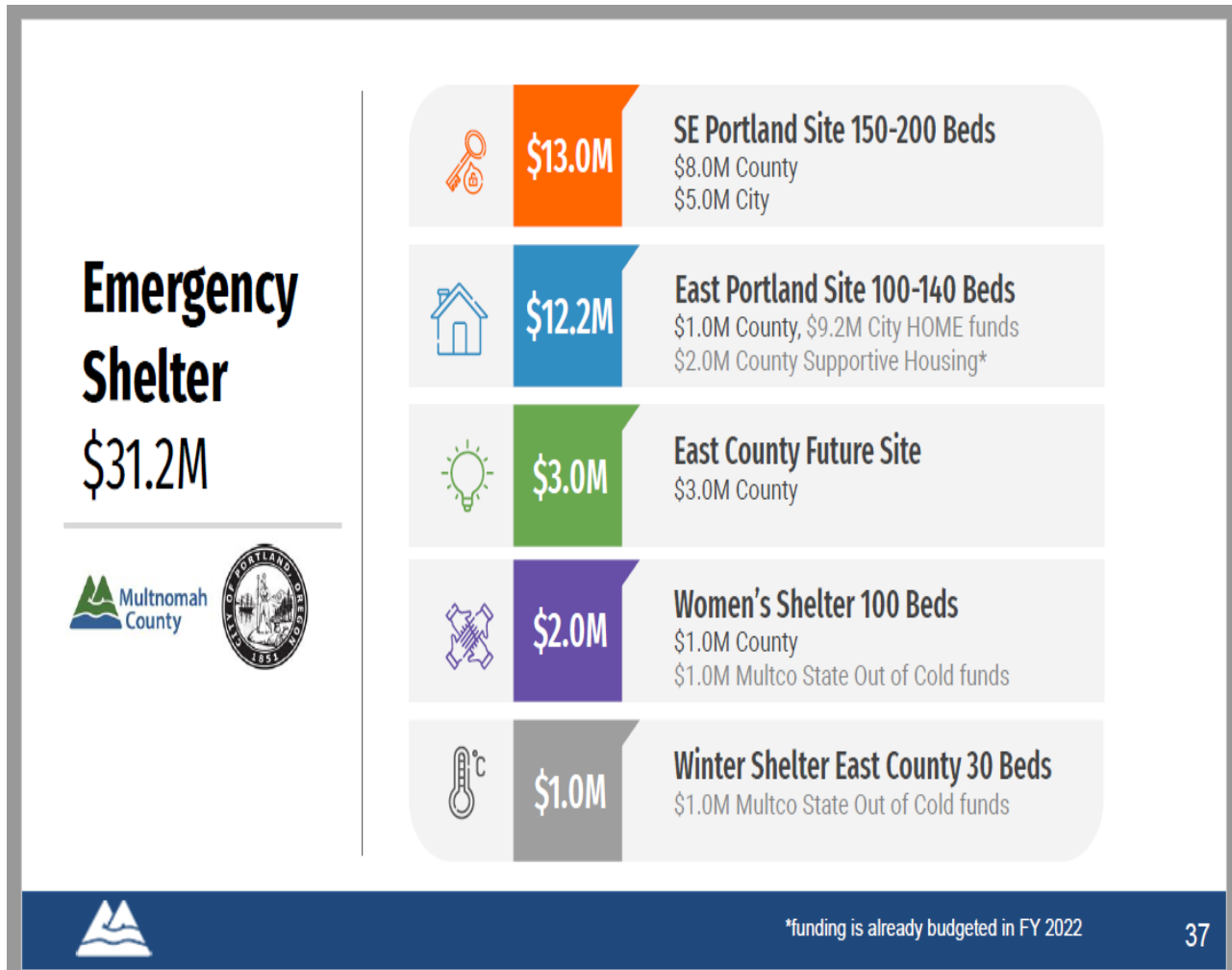
Given maintaining social distancing has been an ongoing guidance from the CDC and other state and local health advisory agencies, the PJ’s decision to use the HOME-ARP funds to expand/upgrade Non-Congregate Shelter (NCS) facilities in the jurisdiction is not just a necessary use of the allocated funds, but it is also a strategic use during this ongoing public health crisis.

In addition to the population experiencing homelessness, there are well over 25,000 renter households that are extremely low-income and severely cost-burdened. This makes it imperative that rent relief and other forms of allowable support services be provided to these households that face eminent eviction when state and local level protections like eviction moratorium expire.

Comprehensively, it is clear from the needs analysis section that the size of qualifying population in the Portland HOME Consortium is anywhere between 25,000 – 45,000 households whose housing and support services needs are certainly going unmet.

### **Resources Currently Available to Assist Qualifying Populations (QP)**

Regular entitlement resources like ESG, HOPWA, HOME and CDBG resources are available to fund ongoing facilities, services, and programs in the jurisdiction. Additionally, state, and local resources are being used to continue to add to the supply of affordable units and expand shelter facilities and support services. (See jurisdictional Action Plans for details). The following illustration from the City-County budget forum for FY2022-23 gives details of available resources that have been earmarked for specific purpose:



Given needs far outweigh available resources, the availability the special HOME-ARP allocation is a much-needed relief.

### **Gaps within the current shelter and housing inventory and the service delivery system**

The PJ has been ramping up emergency shelter facilities and support services amidst the ongoing COVID Pandemic. However, gaps continue to persist as the homelessness doggedly continues to persist in the community. In addition, several more households continue to remain at great risk of housing instability. In sum, existing facilities and programs remain insufficient to shelter the most vulnerable residents of the community. See following analysis base don 2019 PIT and HUD HIC (Housing Inventory County) to get an estimated gap in the facilities:

## Homelessness Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of beds	# of units	#of beds	#of units	# of units					# of beds	# of units	#of beds	#of units
Emergency Shelter	281	90	1323	1255	120								
Transitional Housing	44	17	570	541	110								
Permanent Supportive Housing	1821	549	3121	2961	730								
Other Permanent Housing						3472	3545	963	367				
Sheltered Homeless						305	1646	246	173				
Unsheltered Homeless						12	2025	239	869				
Current Gap										1650	550	2200	2100

Source: 2019 HUD HIC and PIT

### Analysis Methodology:

Add each column of Inventory and population. Then calculate the difference between inventory and population, adjust as needed to get to estimated gaps.

### Supplementary Data on Needs and Gaps of the Qualifying Population in Multnomah County

A 2019 report from Portland State University Homelessness Research & Action Collaboration titled *Governance, Costs, and Revenue Raising to Address and Prevent Homelessness in Portland Tri-County Region* cements the needs and gaps of the QP in Multnomah County. The report takes a comprehensive look at the scale of homelessness and housing insecurity experienced in the Portland tri-county area. Notably, Multnomah County is one of the three counties covered by this report. The purpose of this report is to help community members understand the scope and scale of the challenges faced in addressing homelessness and housing insecurity.

The following illustration taken from this report shows the estimated shortages at various income levels in each county. While the shortage for Multnomah County appears to signify a unique problem in that area, this is due to the larger number of households and units within this densely urban area, and the housing shortage on a per capita basis is comparable in the other counties.

## Affordable Housing Gap by County and by Household Income



Demand	8,414	5,704	9,277	39,790	16,930	25,797	15,049	9,723	15,672
Supply	3,727	2,656	2,258	16,785	6,831	5,871	5,057	3,617	2,609
Shortage	-4,687	-3,048	-7,019	-23,005	-10,099	-19,926	-9,992	-6,106	-13,063

The full report can be found at: [Needs and Gaps of Area Homeless and At-Risk of Homelessness](#)

### Priority needs for qualified populations

As has been established in the PJ's Consolidated Plan, the QPs defined by HUD for the use of HOME-ARP also happen to be priority population of the Portland HOME Consortium. This means that their ongoing needs will be prioritized for use of this special allocation.

## 5. HOME-ARP Activities

HUD mandates that the PJ detail method for soliciting applications for funding and/or selecting developers, service providers, sub-recipients, and/or contractors and whether the PJ will administer eligible activities directly.

### **Rationale & Method of Project Selection for City of Portland & Multnomah County**

The decision of this proposed allocation was made by City of Portland and Multnomah County leadership based on the priorities and recommendation that arose from a community engagement and prioritization process held from September to December 2021 related to the City's and County's FY22-23 annual budget process. A top priority identified in this process was expansion of emergency non-congregate shelter programming to serve individuals and families experiencing homelessness, including through acquisition of hotel and motel properties. The County is currently operating an emergency non-congregate shelter program through a leased agreement, which provides an ideal opportunity to acquire a property to ensure continuity of operations of the program in the shorter term to assist vulnerable households. The proposed acquisition will also help secure a long-term asset that can be used in future planning to develop longer-term housing solutions, including but not limited to, potential redevelopment of the property as affordable housing.

The project planning phase has identified Multnomah County as the HOME Consortium member that will be responsible for providing ongoing operational support for the proposed NCS units.

Review of the shelter, housing, service delivery resource data available, combined with the extensive community forums and consultant survey provides great insights into gaps in the housing needs of the population experiencing homelessness or at high risk of housing instability. More services and resources for qualifying populations are needed in all communities in the Portland HOME Consortium. HOME-ARP is a very limited and welcome one-time resource allowing for expansion of NCS facilities. Other local and state funding sources are being used for adding to the inventory of affordable housing units. Allocating the City-County HOME-ARP to expand via acquisition and/or rehab an existing Motel that scores high on the jurisdiction's opportunity score, is close to local light rail system and offers community resources like on-site laundry, meeting room, fitness room etc. will provide meaningful services and stable housing to a critically underserved cohort of the PJ's qualifying populations.

### **Summary of Gresham's Project/Activity Selection Process**

Gresham issues a public notice that informs potential applicants of funding availability and invites them to their application workshop. They also send the notice out to their contact list, which includes current and former subrecipients and any organizations or community members who have asked to be notified when we open applications. At the workshop they go over the funding sources, what they can be used for, how much they expect to have available and describe the application process for prospective applicants.

### Use of HOME-ARP Funding

Proposed Project/Activity	Funding Amount (Proposed)	Percent of the Grant	Statutory Limit
Expansion/Upgrade available stock of Non-Congregate Shelter (NCS) <sup>1</sup>	Funding not to exceed: <b>\$9,629,972.15</b>	~ 71%	
Pass through funds via IGA to City of Gresham, HOME Consortium Member <sup>2</sup>	<b>\$2,238,403.00</b> (Gresham can set aside upto 15% (\$335,760.45) for Administration & Planning	~14%	HOME Consortium's formula-based sharing
Administration & Planning <sup>3</sup>	Funding not to exceed: <b>\$1,699,406.85</b>	15%	15%
<b>Total HOME-ARP Allocation</b>	<b>\$13,567,782.00</b>	<b>100%</b>	

### Notes

1. This proposed allocation uses HOME-ARP program allocation for City of Portland & Multnomah County
2. City of Gresham is a Portland Consortium Member and is receiving a share of the HOME-ARP allocation that is formula based. The allocation is passed on to Gresham via a Portland-Gresham HOME IGA. Gresham is conducting an ongoing application for the HOME-ARP process in combination with their routine application process for CDBG and HOME funds.  
 For this round of funding, Gresham is considering the following set of activities:
  - Living Solutions- Job training/placement
  - My Father's House- Job training/placement
  - Willow Tree- Rent assistance & supportive services to prevent homelessness
  - Gresham also intends to budget 5% of the allocation (\$111,920) for capacity building and 5% for non-profit operating costs as allowed by the HOME-ARP funding rules.
 At the time of submission of this Plan, City of Gresham is meeting with their citizen subcommittee regarding applications, but they won't make their official recommendations until April/May and then City Council will vote to approve them in June/July.
3. This "Administration & Planning" funding is Portland and Multnomah County's share of 15% allowed administration set-aside.

### **Summary of Proposed Projects/Activities of Portland HOME Consortium (HOME-ARP Funds)**

Portland HOME Consortium has planned a total of four projects/activities at the present time. As noted earlier, City of Portland and Multnomah County will be pooling their respective allocations for the expansion/upgrade of available stock of NCS, and Gresham is in the process finalizing a total of three projects. A short description on each of the four projects with associated outputs/outcomes is as follows:

#### **1. Rosewood Inn (NCS Acquisition and/or Rehab)**

**Proposed Allocation (not to exceed): \$9,629,972.15**

The project involves acquisition and/or rehab of a motel that is located at 9727 NE Sandy Boulevard in the Parkrose neighborhood that contains 138 dual-branded motel rooms (65 rooms as Quality Inn, 73 as Rodeway Inn) with a communal lobby and shared amenities and is currently being leased by Multnomah County and used as an emergency homeless shelter. Occupants do not sign a lease agreement and are not charged any rent. This acquisition will bring the project under the long-term control by Multnomah County and avoid the prospect of a private sale resulting in the loss of shelter space .

#### **Project Overview:**



Former Quality Inn	65
Former Rodeway Inn	73
<b>Total Rooms</b>	<b>138</b>

## **2. Willow Tree**

**Proposed Allocation: \$1,301,307 (\$650,654.50 per year for 2 years)**

Willow Tree will provide short- or medium-term financial assistance for rent and wrap around services to stabilize households and prevent homelessness. Wrap around services may include childcare assistance, food assistance, life skills training, outreach services, transportation, case management, mediation, landlord/tenant liaison services, credit repair and financial assistance. Services provided will be tailored to the needs of the specific participating household. This program will be available to participants from all four qualifying populations: homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking and other populations.

**Project Goal: Serve 56 households per year (112 households over two years and most households will have multiple persons in the household)**

## **3. Living Solutions**

**Proposed Allocation: \$401,336 (\$200,668 per year for 2 years)**

Living Solutions will provide employment assistance and job training, education services and other necessary services required to successfully complete an education or job training program, such as transportation assistance and childcare. This program will be available to participants from all four qualifying populations: homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking and other populations.

**Project Goal: Serve 50 individuals per year (100 individuals over 2 years)**

## **4. The Journey, Learn & Earn Program**

**Proposed Allocation: \$200,000 (\$100,000 per year for 2 years)**

This new program by My Father's House, A Community Shelter Inc. will provide hands on job training at the existing shelter's new coffee shop and thrift store. Participants will receive education services and employment assistance and job training that includes a paid job at the café or store. The program is not exclusively for shelter residents and anyone in any qualifying population will be able to apply. This program will be available to participants from all four qualifying populations: homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking and other populations.

**Project Goal: Serve 24 individuals per year (48 individuals over 2 years)**



## 6. HOME-ARP Production Housing Goals

**Number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation. How will this goal address the priority needs.**

The combination of city of Portland & Multnomah County HOME-ARP funds will be used towards expansion of the PJ's NCS, as is allowable by these. While the actual project is in its early stages of planning and will go through extensive community engagement process and City Council and County Board approval processes, at the time of this draft, the intended project (acquisition and/or rehab of an existing motel) will add 138 private shelter rooms to house the chronically homeless and other members of the Qualifying Population. While the Needs and Gaps analysis in the prior section of this Plan details the rationale for the proposed use of funds, this also aligns with the following relevant high priority Consortium needs and the associated goal established in the recently adopted Portland Consortium Consolidated Plan 2021-2025:

CONSORTIUM NEEDS	ASSOCIATED GOALS
<p><b>Basic services &amp; homeless prevention/intervention:</b></p> <p>There is a pressing need in the community to prevent and reduce homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.</p>	<p><b>Reduce and prevent homelessness in ways that can mitigate overrepresentation of BIPOC communities</b></p>

### Preferences

The PJ (Portland HOME Consortium) does not intend to give preference to any specific subgroup from the HUD defined Qualifying Population list based on the nature of the proposed projects. Further, the PJ intends to comply with all applicable fair housing, civil rights, and nondiscrimination requirements.

The admission to the NCS will function in the same way the other City-County similar facilities function with great reliance on the Coordinated Access system for referrals and admissions. For all four proposed projects, all qualifying individuals or families will have access to apply and in case of a waitlist, the qualifying applicant will be served in chronological order, insofar as practicable.

## 7. HOME-ARP Refinancing Guidelines

The Consortium does not intend to use the HOME-ARP funds for refinancing existing debt.

## Appendices

## Community Hearing(s) Noticing Affidavits & Supporting Materials



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### AFFIDAVIT OF PUBLICATION

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**Ad#: 235588**

**Owner: Portland Housing Bureau**

**Description: NOTICE OF PUBLIC MEETING  
and PUBLIC COMMENT**

**Portland Consortium HOME-ARP Alloca-  
tion Plan**

**Substantial Amendment to One-Year Ac-  
tion Plan FY 2021-2022**

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



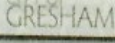
**03/11/2022**

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this  
03/11/2022

  
NOTARY PUBLIC FOR OREGON

**NOTICE OF PUBLIC MEETING and PUBLIC COMMENT**  
**Portland Consortium HOME-ARP Allocation Plan**  
**Substantial Amendment to One-Year Action Plan FY 2021-2022**

    
**homeforward**

The Portland Consortium includes the City of Gresham, City of Portland, and Multnomah County. An approved five-year Consolidated Plan and annual Action Plans are requirements to receive federal entitlement funding from HUD for the four affordable housing and community development programs: CDBG, HOME, HOPWA and ESG. In Fall 2021, HUD approved the Consortium's five-year Consolidated Plan (FY 2021-25) and the Annual Action Plan FY 2021-22. Any changes to funding levels, purpose, scope, location, eligibility, or type of beneficiaries of an activity triggers the requirement for amending the Consolidated Plan and/or Action Plan. The special HOME-ARP allocation in April 2021 triggers the need for a substantial amendment. The purpose of this allocation is to serve households who are at greatest risk of housing instability, including individuals and families experiencing homelessness and/or who are at imminent risk of becoming homeless. Meeting this requirement, this Portland Consortium HOME-ARP Allocation Plan is the substantial amendment to the adopted Action Plan FY 2021-22.

This notice is to announce a virtual community hearing for the Portland HOME Consortium Allocation Plan, to share the highlights of the Plan and to invite public comments. Due to the ongoing COVID19 Pandemic, the hearing is being held remotely via Zoom. Following are the relevant details of the hearing:


**Portland Consortium HOME-ARP Allocation Plan Community Hearing**  
**Thursday, March 17, 2022, 4:00 P.M. - 5:00 P.M. via Zoom**  
Register in advance for this meeting @  
[portland.gov/phb/home-arp-community-hearing](https://portland.gov/phb/home-arp-community-hearing)

After registering, look for a confirmation email with information to join the meeting and to sign up for testimony.

The City of Portland is committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 503-823-9313, or Relay: 711, three days prior to the meeting.

The Portland Consortium's draft HOME-ARP Allocation Plan will be available on our website Consolidated Plan/Action Plan Portland Consortium for public review and comments starting Wednesday, March 16, 2022. Public comments will be taken over a 20-day comment period ending on Monday, April 4, 2022. Physical copies will be made available upon request.

For more information on the HOME-ARP Allocation Plan or to submit written comments please contact Uma Krishnan, via e-mail: [Uma.Krishnan@portlandoregon.gov](mailto:Uma.Krishnan@portlandoregon.gov)

  
EQUAL HOUSING OPPORTUNITY

Published March 11, 2022.

BT235588



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**City of Gresham-Community Development  
Notice of Community Needs Virtual Hearing**

**Ad#: 219064**

A copy of which is hereto annexed, was published in the entire issue of said newspaper(s) for 1 week(s) in the following issue(s):  
**10/13/2021**

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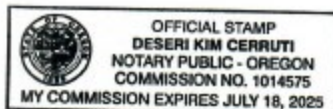
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Acct #: 100682

**Attn: Rachel Nehse**

GRESHAM, CITY OF - COMMUNITY DEVELOPMENT

1333 NW EASTMAN PKWY  
GRESHAM, OR 97030



### Notice of Community Needs Virtual Hearing Annual Action Plan FY 2022-23



CITY OF  
GRESHAM

The Portland Consortium, which includes the City of Gresham, City of Portland, and Multnomah County, is beginning its Annual Action Plan process for FY 2022-23 and its 2021-22 Action Plan Amendment process. The 2022-23 Action Plan is the second of five Action Plans in the 2021-25 five-year Consolidated Plan. The process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the federal Department of Housing and Urban Development (HUD)'s formula block grant programs, Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), HOME Investment Partnerships American Rescue Plan (HOME-ARP), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), to address ascertained community needs.

The purpose of these hearings is to collect community feedback regarding the housing, infrastructure, economic and social service needs of area residents and prioritize those needs during the preparation of the consortium partners' 2022-23 Action Plans and 2021-22 Action Plan Amendment for HOME-ARP funding. Due to the public health crisis, these hearings will be held remotely via Zoom. For each jurisdiction, call or review website for instructions regarding public testimony, meeting times, website registration and phone information. The two upcoming virtual opportunities to attend a public hearing in your community and give your feedback are:

**City of Gresham & Multnomah County Community Needs Hearing**  
Nov 3, 2021, 6:00 P.M.-7:30 P.M. via Zoom

Register: To register call 503-618-2814 or contact

[Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov)

Para registrarse en Español llame al: (503) 988-7440 o  
[Fanny.Rodriguez@MultCo.us](mailto:Fanny.Rodriguez@MultCo.us)

The City of Gresham and Multnomah County are committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, call 503-618-2814 or email [Rachel.Nehse@GreshamOregon.gov](mailto:Rachel.Nehse@GreshamOregon.gov) three days prior to the meeting.

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

### City of Portland Community Needs Hearing Date TBD

City of Portland will be conducting a Community Needs Hearing for HUD Federal funds at a later date. Contact [Uma.Krishnan@PortlandOregon.gov](mailto:Uma.Krishnan@PortlandOregon.gov) for any additional information on the entitlement programs.

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

Published 10/13/21



GO219064





**PORTLAND  
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BUREAU**

Portland HOME Consortium  
HOME-ARP Allocation Plan Virtual Hearing  
Thursday, March 17, 2022  
04:00 p.m. – 05:00 p.m.  
Portland Housing Bureau  
ZOOM meeting

## **HOME-ARP Allocation Plan Virtual Hearing Agenda**

### **Substantial Amendment to One-Year Action Plan 2021-22**

**Register for Virtual Meeting here:**

**[HOME-ARP Allocation Plan Community Hearing | Portland.gov](#)**

<b>AGENDA TOPIC</b>	<b>LEAD</b>	<b>TIME</b>
<b>Welcome &amp; Introductions</b>	Uma Krishnan, Portland Housing Bureau (PHB)	4:00 - 4:10
<b>Presentation: Highlights of FY21-22 HOME-ARP Allocation Plan</b>	Uma Krishnan and Jennifer Chang (PHB)	4:10 – 4:20
<b>Public Comment Period</b>	All	4:20 - 4:50
<b>Closing</b>	Uma Krishnan	4:50 - 5:00

**Draft Materials:** The Portland Consortium's draft HOME-ARP Allocation Plan will be available on the PHB website at [Consolidated Plan/Action Plan Portland Consortium](#) for public review and comments starting Wednesday, March 16, 2022. Public comments will be taken over a 20-day comment period ending on Monday, April 4, 2022. Physical copies will be made available upon request.

**Accessibility:** The City of Portland is committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 503-823-9313, or Relay: 711, at least seven days prior to the hearing.

**Language Services:** To help ensure equal access to City programs, services and activities, the City of Portland will reasonably provide translation services with at least 48 hours advance notice. 503-823-9313, TTY 503-823-6868.

16:02:43 testing.

>> We appreciate all your time very

16:02:49 much and

16:02:54 I am

16:02:59 Uma

16:03:02 Krishnan and I'm with the

16:03:06 Portland housing

16:03:10 bureau and

16:03:13 funding we are about to talk

16:03:16 about,

16:03:23 the allocation is a special allocation come through the

16:03:26 whole statute and that's why I was given the lead to plan for it

16:03:29 and as part of the plan,

16:03:33 we need to hold a hearing and I'm

16:03:36 really hoping that after this it's going

16:03:43 to be a 20 day public review and comment. Please take a look and

16:03:46 do send me

16:03:50

16:03:53 comments.

And eventually it leads

16:03:56 to good projects, much needed projects and funding. With me here

16:03:59 to host this

16:04:02 meeting and

16:04:06 with a you all see up there is the agenda for today but the

16:04:09 main purpose of this meeting is to get

16:04:14 public testimony and I don't know how many. Two or three have

16:04:17 said maybe but I really hope you could, if not

16:04:20 public testimony, we can use

16:04:23 it to hear your interests or I do happen to know

16:04:26 many of you, but it will be really good, others who might  
16:04:30 then call out by name. That doesn't mean that I'm not as  
16:04:35 happy as to see them as I was to see other people. It's  
16:04:38 just that I've known some of the others for a longer time so this  
16:04:41 welcome extends to  
16:04:44 all of you.

The meeting is being recorded because

16:04:48 it's a public meeting and we have someone who is doing --  
16:04:51 Lauren, right?

She is doing the closed captioning and once the meeting is

16:04:54 over, the slides will be

16:04:57 up there for anyone to

16:05:01 access to thank you all and

16:05:04 I'm going to give the mic to Jennifer so she

16:05:07 can introduce herself. She's co-hosting the meeting for us and she's

16:05:11 the communication lead for the whole

16:05:14 ERP allocation plan. Thank you,

16:05:18 Jennifer. Hi, everyone. My name is Jennifer

16:05:23 Chang, she/her pronouns with the Portland housing bureau. I'm

16:05:26 the senior policy coordinator and helping with this hearing

16:05:31 to share about

16:05:36 home ARP allocation funds. We have several colleagues on

16:05:39 the call including Stephanie Simmons from county

16:05:47 DCHS. And we have Tony and Austin and Adam and Angela

16:05:50 from the joint offices of homeless services

16:05:53 and feel free to -- the rest of our attendees,

16:05:56 if you could, put in the chat

16:06:00 your name, your organization, that

16:06:03 would be great so we can know who is in this space and also we'll have more

16:06:06 time in the comment period

16:06:09 to hear from folks. So yeah, so I will pass it back to

16:06:19 UMA.

16:06:22

>> I don't know if 15 or 20 of us -- I would take

16:06:25 some time to ask someone to introduce themselves but

16:06:28 for now, in the interest of time, I'm

16:06:31 just going to go ahead and stop the presentation and I'll

16:06:34 share it with Jennifer and

16:06:38 after that, if there is a half an hour slot it's all

16:06:41 for public

16:06:45 testimony and I urge you as part of that

16:06:49 to please feel free to introduce yourself. You can give testimony or you can just

16:06:52 express why you are

16:06:59 here but if I may be able to exact a promise from

16:07:02 you that you will look at the draft and send me comments

16:07:05 so, let's go

16:07:08 ahead and start the

16:07:12 presentation. I guess I can do this. Thank you.

16:07:15 Even after two years, we do

16:07:19 muddle through this a little bit, so please bear with us. Bear with

16:07:22 me,

16:07:25

16:07:36 actually.

So this is essentially

16:07:40 to share the draft of the home ARP allocation plan.

16:07:43 It's a public hearing for that and what the plan is,

16:07:47 it's actually a

16:07:53 substantial amendment for the one year action



16:07:56 plan for fiscal year

16:08:00 '21-22 and the purpose of this particular presentation, the hearing is

16:08:03 to hear from you and for us to be able to do

16:08:08 less talking, but this is just to ground you all on

16:08:11 what the context is. So I will just go over -- we have a few

16:08:14 slides just to go over the basics of

16:08:17 ARP including what it

16:08:21 stands

16:08:26 for and the purpose of the funding and what exactly is the SUSHL

16:08:30 amendment and why we are doing it and how is the process to do this

16:08:33 and Jennifer will cover the needs analysis of the qualifying

16:08:36 population and this is a terminology that has been provided

16:08:40 by Hud and essentially, it

16:08:43 is to draw the universe of people for whom this

16:08:46 funding has been

16:08:50 provided and then the last couple of slides will

16:08:53 talk about our level of funding, what we got as part of this

16:09:00 allocation.

So last year, it seems like a

16:09:03 lifetime ago, I think probably in April 2021, congress

16:09:06 passed this American rescue plan,

16:09:11 I think, it's lovingly called the

16:09:15 AARP act and congress gave

16:09:19 the money to HUD and HUD

16:09:22 allocated this 5 billion for homelessness

16:09:27 assistance and

16:09:30 it can be any one of this. Provide capital

16:09:34 investment for rental housing, upgrade available stock

16:09:39 to include shelter and moving forward, most of the

16:09:44 presentation, the shelter will be referred to as

16:09:47 NCS because it's such a mouth full

16:09:51 and then

16:09:55 it's used to provide rent based

16:09:59 support and made this decision to avoid the fund through the whole

16:10:02 program staff which essentially means, we got it

16:10:05 as a special allocation for the home program, which is

16:10:08 actually an entitlement

16:10:13 program and so

16:10:16 the funding has to abide by all the rules that tied

16:10:19 to the home program and a little bit more.

These -- the

16:10:23 allocation amounts are usually

16:10:26 based

16:10:30 on the person in poverty and the

16:10:35 population and

16:10:39 the unlike some other funds that you may have

16:10:44 heard of, we can have these to expend these funds and I may have

16:10:47 talked about what the point was but the purpose of these

16:10:51 funds is to benefit individuals and

16:10:55 families that meet

16:10:58 requirements of one or more qualifying populations.

This

16:11:01 is different than the usual home program because often

16:11:04 it's used for down payment assistance and

16:11:08 it can go up to between 80

16:11:11 and 100 who qualify for down payment assistance

16:11:15 but this is really targeted. The funds are meant to

16:11:20 mitigate

16:11:26 the people that qualify for the population.

We can use

16:11:29 the funds for rental housing, rent

16:11:32 assistance support services and

16:11:35 expanding the upgrading

16:11:40 facilities. Now once they gave

16:11:43 the fund -- they also told us a few things happening here so

16:11:47 we got a substantial amount of money through the

16:11:52 home

16:11:59 program. That triggers something called a

16:12:03 substantial amendment and the conditions are nestled in that

16:12:08 recently plan, so

16:12:11 any time -- these are the full entight

16:12:17 -- entitlement

16:12:20 program.

But purpose, location, eligibility or type

16:12:23 of an activity, that means then we have to do something

16:12:26 called the substantial amendment. That

16:12:30 is the reason because with the money -- the money, the funding levels

16:12:33 have changed

16:12:36 and

16:12:41 the type of beneficiary also changes.

16:12:44 And unlike

16:12:48 the other usual substantial amendment, we need to

16:12:51 create something called the home ARP

16:12:54 allocation plan and the staff had

16:12:57 referred to as a mini plan and you can

16:13:03 imagine, just

16:13:06 last fall we adopted a full plan. The benefit is I

16:13:09 still remember the processes so we had to draft

16:13:12 this whole ARP allocation plan

16:13:17 and the

16:13:23 plan needed to include these things and the range of

16:13:29 activities and PJ here stands for participating

16:13:32 jurisdiction and the last few slides we covered that. It's all to

16:13:35 you, Jennifer and I can move through the slides.

16:13:38

>> Yeah, thanks Uma. So

16:13:41 uma shared earlier that these home

16:13:45 ARP funds are flowing through

16:13:48 HUD, through the home program and as such, HUD has

16:13:51 designated that the fund

16:13:54 needs to go toward serving populations that they describe as being

16:13:58 qualified populations. We put the

16:14:01 acronym of QP here and those

16:14:05 include several groups of communities

16:14:10 including individuals experiencing

16:14:13 homelessness as defined by HUD

16:14:19 McKinney act definition. Those that are at risk of experiencing homelessness. A third

16:14:22 qualifying population is the households and individuals who are

16:14:25 fleeing or attempting to flee domestic

16:14:30 violence, dating violence, sexual assault, stalking or human

16:14:35

16:14:43 trafficking. And families where the assistance would help to

16:14:46 prevent their homelessness or be able to serve those

16:14:49

16:14:52 households

16:14:56 that are defined as a

16:15:02 risk of

16:15:06 homelessness. Those that are 30% at area

16:15:09 median income or below as well as

16:15:12 those that are at

16:15:15 50% AMI or below and then final population that's included in the

16:15:21 qualify

16:15:25 ing groups or veterans and that includes family members that might

16:15:29 have a member who is a veteran. So yeah, those are -- it's kind

16:15:32 of pretty wide range of communities that can be

16:15:35 served through these

16:15:38 funds. Next slide

16:15:41

16:15:45 please. So Uma referenced

16:15:48 earlier as part of being able to receive our home

16:15:51 ARP funding app allocation, each

16:15:55 jurisdiction needs to submit a home

16:15:58 ARP allocation plan. As part of that, there's a description and

16:16:01 kind of section around our community

16:16:05 engagement past and present

16:16:09 efforts that

16:16:13 result in how we are gathering information about the need and the gaps

16:16:16 in our community and this is, of course, extremely important to help

16:16:19 inform how we are proposing to spend

16:16:22 the funds and what type

16:16:26 of programming

16:16:31 to focus on and what communities to serve. So in terms of the

16:16:35 consultation process related to home ARP

16:16:38 funds, in partnership with Multnomah county

16:16:42 and the Multnomah county

16:16:45 joint office has really incorporated  
16:16:51 an annual budget prioritization and planning process into  
16:16:55 annual budgeting so this  
16:16:58 is a  
16:17:02 multistep opportunity to reaching out to a wide range of stakeholders  
16:17:05 including their home for forever coordinating board  
16:17:08 which is our continuum of care governing board and it  
16:17:12 asks each year apart of this process  
16:17:15 reaches out to a wide range of stakeholders to ask  
16:17:18 what are the community needs, what are those needs in terms  
16:17:22 of how we budget resources for homeless prevention  
16:17:26 and housing placement in  
16:17:29 our community and so our consultation process  
16:17:33 incorporated this existing process that  
16:17:37 joint office has --  
had conducted this past fall  
16:17:40 that's included reaching out to the coordinating board  
16:17:46 which has representatives of individuals with  
16:17:49 lived experience of homelessness. Elected officials, local housing  
16:17:52 authority officials, and also leaders from  
16:18:00 faith, philanthropy, veteran services as well as  
16:18:03 other sectors and so the engagement through this  
16:18:07 process involved several, kind of --  
16:18:10 well, online community meetings. There were  
16:18:14 surveys that were sent out to organizations  
16:18:19 and individuals as well as focus groups primarily through the  
16:18:23 home for everyone subcommittees that focus in a lot of  
16:18:29 different areas including safety off the streets,  
16:18:32 housing, as well as supportive

16:18:36 housing and health

16:18:39 housing integration.

Next slide

16:18:43 please. So through the last budget

16:18:46 prioritization process, there were a whole variety of needs and

16:18:51 gaps that

16:18:54 were elevated. One of which really focused around

16:18:57 shelter programs and identified several areas to be prioritized. This

16:19:01 is just listing

16:19:04 some of them.

16:19:07 They include year around shelter with

16:19:10 onsite housing placement and support. The second here is

16:19:14 hotel, motel or

16:19:17 semicongregate shelter with on site housing placement and

16:19:20 services and then the third was just this importance of wrap around

16:19:23 housing placement

16:19:26 support in connection with

16:19:29 congregate motel or alternative shelter-pipe

16:19:33 projects. So this was one of

16:19:37 several meets identified. In addition, their

16:19:41 on going priorities around supportive housing, housing

16:19:44 placement, and, yeah, just

16:19:49 building our

16:19:55 infrastructure overall as a community. Next slide,

16:19:58 please.

So just kind of moving into just

16:20:01 a summary of the home art fund

16:20:04 allocations themselves, these are the dollar amounts that are

16:20:09 allocated where each jurisdiction is eligible to receive. Again, we

16:20:12 need to apply for them through

16:20:17 submission to

16:20:20 HUD. They need to approve that plan and then once they're able

16:20:23 to approve it then we're eligible for these funds. So this is

16:20:26 broken out by the three jurisdictions that are apart

16:20:30 of our home consortium. That's

16:20:33 the City of Gresham, City of Portland

16:20:36 and Multnomah county.

So in total, we have

16:20:39 13.5 million of this home ARP allocation that we're

16:20:45 eligible

16:20:57 for. Next slide please. This is a little bit smaller to read.

This

16:21:01 is what we wanted to share around the current plan of how these

16:21:04 funds will be spent.

Again, informed by our past community

16:21:07 processes and also our data from what we

16:21:10 know of homeless services needs and

16:21:15 programs in the

16:21:21 community so in the first line on the chart you'll see

16:21:24 the 9.6 million funding amount and that's the combination of

16:21:27 City of Portland and Multnomah county's allocation in which we're planning to

16:21:33 utilize to expand and or upgrade

16:21:36 the stock and availability

16:21:42 of non-congregate shelter, so again, the

16:21:45 NCS Activity and the 9.6 million comprises about

16:21:48 71% of the total home ARP

16:21:52 funds to our consortium. The

16:21:55 next line is the City of



16:21:59 Portland portion

16:22:04 or City of

16:22:07 Gresham's portion. They are going through their own process as well

16:22:12 of identifying

16:22:16 Activitys and perspective programming for their funds. I think they're looking at

16:22:19 a variety of options as

16:22:22 well perhaps including tenant based rent assistance,

16:22:27 I think.

But Uma can update on that and the

16:22:30 last line here is administration and planning funds so

16:22:34 up to 15% of the home ARP

16:22:37 funds can be used for

16:22:40

16:22:44 administration. So that totals the 13.5

16:22:47 million. Next slide please. I think I'll pass it back to Uma and

16:22:50 then we can open for questions and

16:22:54 comments.

16:22:58

>> Thank you. So I get this very last slide which is very

16:23:03 welcoming and please -- the hearing is not going

16:23:06 to be the place where it will all be wrapped up. The draft plan is out

16:23:09 there and it's open for public review and

16:23:13 comment and, at the end of the

16:23:17 day, April 4th. Take your time. This is

16:23:20 not as

16:23:23 voluminous or boring as

16:23:26 the plan. If you can take a look, and if you have

16:23:29 insights or thoughts please do send them my way and we will be

16:23:33 putting up these slides and meeting materials

16:23:36 so the information will be available. We're going  
16:23:39 to wrap up the presentation part of  
16:23:43 it and like Jen said, we're open  
16:23:46 to questions. But if you  
16:23:50 can provide testimony that will be great. Please do  
16:23:53 unmute yourself when you're about to speak. Thank you.

16:24:25

>> I think there's a question in the chat room that may help open up the

16:24:29 conversation. Chris asks what

16:24:34 is a noncongregated shelter RGEL thank you.

16:24:37 Adam, not to put you on the spot, but I heard

16:24:42 you talk about it very nicely. So

16:24:45 would you please take

16:24:48

16:24:52 over?

>> Yeah. Of course, Uma, I'm happy

16:24:55 to. So this is a great question. So our shelter system exists on a

16:25:00 continuum of different intervention types. We have what we call alternative

16:25:04 shelters which are commonly known as tiny

16:25:07 villages or tiny house

16:25:14 villages. We have congregate shelters which is a more

16:25:17 conventional shelter when we think of a shelter and

16:25:21 a dormitory-typesetting and then we have

16:25:26 noncongregate shelter which is often we utilize motels so

16:25:29 single room occupancy typesettings to

16:25:33 provide

16:25:37 noncongregate shelter in those typesettings. Hopefully that answers

16:25:40 the question.

>> I see that you asked

16:25:44 a

16:25:47 question. -- I'm sure you have a better idea at

16:25:52 this

16:25:58 point.

>> I would just add to that since the

16:26:10 pandemic, this has been important especially related to

16:26:13 preventing and minimizing spread of

16:26:18 COVID-19.

So I just want to add that

16:26:22 piece

16:26:34 to. Stephanie did you have your hand raised?

>> I

16:26:38 did. I never had to hand raise before. I did have a question. It's nice to see

16:26:42 folks I haven't seen in awhile. I haven't been to this meeting

16:26:47 before. So thank you for

16:26:50 having me. I wanted to know, are these

16:26:55 primarily adult

16:27:00 spaces in I'm thinking about runaway youth or youth

16:27:03 continuum, is youth factored in in these spaces or

16:27:06 are these adult

16:27:09

16:27:15 spaces?

>> Just for the context,

16:27:18 joint office has different population specific

16:27:22 systems that we use including adults, families, youth and

16:27:26 survivors of domestic and sexual

16:27:30 violence. This

16:27:34 motel being contemplated here in particular it does serve adults,

16:27:37 Stephanie and we don't currently have

16:27:43 any nonKong

16:27:49 egate shelters but we do certainly fund youth shelters as part of our overall system of

16:27:53 care.

16:28:00

>> Not to put you on the spot, you had a comment

16:28:03 up there and there's a lot of acronyms

16:28:06 there.

So if you wanted to just share that

16:28:10 with the group -- if not,

16:28:13 it's totally fine. It's out there in the

16:28:17 chat.

16:28:26

>> If you're making accommodations for the homeless and

16:28:29 their animals, a lot of

16:28:33 homeless don't want to go into the shelters because you're telling

16:28:36 them that they can't take their animals with them, whether

16:28:39 they're support animals or not. So

16:28:42 a lot of people depend on their

16:28:45 animals. They are precious to them. As precious as their children are

16:28:49 and when you tell them they can't have their animals with

16:28:52 them, then they're saying no, I do not want to go into the

16:28:57 shelter. So when you're asking these people to go into a

16:29:00 shelter, you need to make sure that you're making accommodations

16:29:03 for their

16:29:06 animals

16:29:16 also.

>> Yeah, I'm happy to take this one and I don't know

16:29:19 if any of our program folks are on the call but some of our program

16:29:23 folks may be able to speak to this more  
16:29:27 specifically but certainly we understand the important role that animals play  
16:29:30 in people's lives and we tried to make our  
16:29:33 shelters as low barrier as possible including  
16:29:39 accommodating  
16:29:42 accommodating that but I do  
16:29:46 know that we do allow animals at  
16:29:49 many of our  
16:29:53 shelters. I worked some of our Severe weather shelters myself  
16:29:56 and have been there along side animals that  
16:29:59 have been there with them so I know that's an important part of  
16:30:04 our  
16:30:07 system.

>> You have your hand raised.

Would you

16:30:10 like to ask your question or comment.

>> Oh, yeah, it's more

16:30:14 of a

16:30:18 question. So with the decision for the shelter to serve

16:30:21 adults, I'm assuming that is 18 and

16:30:24 over, I was wondering if you have considered or if there's been any

16:30:27 consideration to partner with the state, potentially,

16:30:31 to make the shelter kind of a transition point

16:30:35 for 18-year-olds who have transitioned out of foster

16:30:38 care but do not necessarily have

16:30:41 developmental disabilities that would allow them to stay beyond the

16:30:44 age of

16:30:54 18.

>> Yeah, I mean, so this particular project is

16:30:57 still in preliminary planning

16:31:01 stages and

16:31:04 I think it's definitely a resource that we could look into.

16:31:07 Was there a specific funding source or department like

16:31:12 just with state

16:31:15 that you were thinking of.

>> Well I know the state received some funds

16:31:21 as well,

16:31:25 like direct ARPA funds but they also have probably an

16:31:28 overextended budget being that they're currently housing foster children in

16:31:34 hotels

16:31:45 overnight.

They have been criticized for that so to have an actual

16:31:48 shelter where folks can transition rather than being concerned that they're going

16:31:51 to end up in the street or

16:31:54 end up in a more negative situation, I thought it might or it

16:31:57 could be a good partnership if the state would

16:32:00 allocate some additional funds and that would -- I guess that

16:32:04 would be through the department of human services with

16:32:08 the state. You know, so talking with

16:32:11 them and seeing if the state would be willing to allocate those

16:32:17 funds.

16:32:27

>> Thank you for

16:32:31 that.

16:32:34 Nick?

>> Yeah, I guess this is a question and

16:32:37 a comment, but the participating

16:32:40 jurisdictions are allowed to allocate up to

16:32:44 5% for operating

16:32:48 support for community housing development

16:32:51 organization so I guess a question is whether the

16:32:54 ARPA funds would fall under

16:32:57 that and then whether PHB has considered doing

16:33:00 that and, yeah, I just would make

16:33:05 the pitch

16:33:09 that Rose works as a place based

16:33:13 organization and underinvested community and also culturally specific

16:33:16 organizations that could

16:33:20 really use that operating support around

16:33:23 comprehensive community development

16:33:26 that meets PHB's

16:33:31

16:33:35 goals.

>> I can take that, nick, you're absolutely right. The

16:33:39 funding is coming through the program

16:33:42 does allow 5% for capacity building

16:33:47 and 5% set aside. With this

16:33:51 set of funds, they made a decision that they will not be

16:33:54 using the special allocation for that

16:33:57 but the regular home allocation

16:34:01 that we get always makes these

16:34:04 allocations and families

16:34:08 here actual

16:34:11 actually -- I can't expect to speak for the

16:34:17 City of Gresham, they will be

16:34:20 setting aside 5% for capacity

16:34:25 building

16:34:28 and I work on the plan so it's not like I have  
16:34:31 all the inside information on decision making but the whole rational with  
16:34:34 this special allocation was, you know, it's a one-time special  
16:34:40 allocation and  
16:34:44 it can be best put to use to use  
16:34:47 it for expansion of  
16:34:50 NCS because of the right opportunities there and there's a  
16:34:53 separate process that's underway that, you know, that will  
16:34:57 focus on the property itself and the whole thing  
16:35:00 and, you know, but the thinking  
16:35:04 was also  
16:35:13 that we always have one setaside for  
16:35:16 operating cost. So that's the  
16:35:20 rational. I hope that sort  
16:35:23 of addresses the first part of your question at least.  
>> Yeah, I understand  
16:35:26 that with the one time allocation but it's my understanding  
16:35:30 that PHB hasn't distributed the  
16:35:33 capacity building funds  
16:35:37 since 2018, and, yeah, again, I would just make  
16:35:42 the case that,  
16:35:46 especially, in the pandemic and the housing crisis  
16:35:50 that community-based organizations need that support and would like  
16:35:53 to see those dollars  
16:35:57 distributed.  
>> Thank you so much nick and  
16:36:00 if you will be so kind, send me the comment and  
16:36:03 I'll make sure that, you know, we hear  
16:36:06 you and it gets to the people who make the



16:36:09 decisions. Thank

16:36:12 you.

>> Yeah, and I'll just add as part of the

16:36:16 PHB's submitted budget request for the upcoming year, there's a

16:36:19 variety of new asks we have submitted including one

16:36:25 that gets, nick, to the point you raised

16:36:28 which is specific technical support and

16:36:31 really two culturally specific partners related

16:36:34 to housing --

affordable housing development and so, you

16:36:37 know, it's a smaller amount. It's not

16:36:42 getting to the scope of the need and, you know, and

16:36:45 also we're awaiting that and that could be one

16:36:48 potential resource that comes through, which we're

16:36:53 hoping for. -- I think let's go to Preston and

16:36:58 then Chris.

>>

16:37:02 Thanks. My question is pretty similar to knicks in that I'm trying

16:37:06 to decipher and read

16:37:09 about who and which organizations qualify for these

16:37:14 funds. So

16:37:18 I work for habitat of humanity

16:37:21 and we build units and I see that we would

16:37:25 technically qualify under the number four, the other populations, those

16:37:28 at great risk of housing stability.

I see that some of

16:37:31 our home buyers would probably qualify for that. I'm just

16:37:35 wondering if

16:37:38 there's any

16:37:41 prohibition or --

I'm just curious if

16:37:45 home ownership organizations were considered in this at all and

16:37:48 I know that certain jurisdictions and

16:37:51 the way they fashion their home funds a little bit more geared

16:37:54 toward ownership and I know that the

16:37:58 consolidated plan probably didn't focus it so much this time around or last

16:38:01 time around, I'm not quite sure but I'm just wondering if these

16:38:05 funds procollude home ownership organizations from

16:38:10 accessing

16:38:17 them.

>> It's for rental housing and this

16:38:21 allocation does include home

16:38:25 ownership. I do completely accept your position that,

16:38:30 you know, among the qualifying

16:38:33 population, I'm sure habitat has such great respect and do

16:38:38 serve them and

16:38:42 they could be low income and very cost

16:38:45 worthy and this is toward rentership. I know that it's coming

16:38:48 down but it's more for

16:38:52 rental

16:39:00 and those in need of homelessness. The goal is

16:39:03 actually affordable housing choice and home ownership does have a

16:39:08 place there and we have traditionally

16:39:13 used it because it's

16:39:17 easier. And you're smiling. Probably you know someone.

>>

16:39:20 All too well.

>> It's tedious and I think we

16:39:23 have had other

16:39:26 program also which help toward

16:39:30 not just kind of home ownership but setting people up

16:39:33 for, you know, that education

16:39:37 around home

16:39:40 and he can add if he wants to say anything but home

16:39:43 ownership, absolutely it's not forgotten and the fact that

16:39:47 it is a wealth building exercise and it's really important to

16:39:50 us.

>> Got

16:39:54 it. Thank you.

16:39:57 I'll defer to the longer term consolidated plan for sure. We'll

16:40:00 look into

16:40:06 that.

>> I see the bus coming that I

16:40:10 just got thrown under. I'm just playing. But yeah, Preston definitely reached out to

16:40:13 me. I know historically we have

16:40:16 partnered with habitat for

16:40:19 humanity Portland metro to provide financial assistance for

16:40:22 home ownership, home ownership

16:40:26 development and so I'll be happy to continue those

16:40:30 conversations.

I know we're wrapping up this fiscal year and we too

16:40:33 -- we do have an ask for some home ownership

16:40:36 funding. It's not home. So we will have a little

16:40:39 bit more leeway on how those things are designed but I

16:40:42 definitely would be happy to talk with you on

16:40:45 like how we could

16:40:49 partner again

16:40:52 to get some financial assistance out there to families.

>> Thank you so

16:40:55 much. I'll take you up on that.

>> Thank you for being so

16:40:58 gracious.

>> No

16:41:01

16:41:10 problem.

>> I put something in the chat.

Just trying

16:41:14 to figure out

16:41:17 how many people that

16:41:20 \$10 million would

16:41:23 sustain and for

16:41:27 how long.

If we are

16:41:30 putting them in apartment

16:41:34 buildings or mobile

16:41:38 hotels and how many

16:41:41 people

16:41:47 and would

16:41:50 that last.

>> Do either one

16:41:53 of you want to take

16:41:56 that?

Thank you.

>> So

16:42:01 I'm not sure I fully understand the question,

16:42:04 is the question around this facility and what is

16:42:08 like the average length

16:42:12 of stay that we see across our

16:42:15 shelter system.

>> The question is kind of -- it kind of is

16:42:18 like what you did was motel spaces

16:42:24 for people

16:42:27 to get them off the streets and

16:42:31 give families and how many families

16:42:35 -- how many family

16:42:39 days is that in these shelters

16:42:43 and will \$10 million do?

Does anybody have

16:42:47 that

16:42:56 number?

>> So we can use this basic rule of thumb for this

16:42:59 site. So this site is 137 rooms of motel

16:43:05 space,

16:43:10 right?

And the length varies from site to site. It

16:43:13 can stay for three or four months as folks

16:43:16 transition into a more stable housing situation so for a site like

16:43:19 this, you know,

16:43:22 the room could be home to a

16:43:25 single person or if it was a couple

16:43:30 or a family, you could have up to a few people

16:43:33 per room and then if our length of stay

16:43:36 is 3 to 4 months, so maybe each room is able to

16:43:39 serve 3

16:43:43 to 4 people or 3 to 4 groups per year per

16:43:47 room.

So if we're taking is 37 rooms.

Let's round

16:43:50 it down to 125 and round down the average length

16:43:55 of stay to

16:43:59 say 3 per

16:44:02 year. That would be about 425 opportunities for shelter

16:44:05 on an annual basis and then we're using that

16:44:08 shelter as a place to get people off the streets and then

16:44:12 helping them transition into more permanent housing

16:44:17 opportunities.

Is

16:44:20 that 137 the whole

16:44:33 \$10 million. Become a permanent part of our

16:44:37 system of

16:44:42 care for some period of

16:44:47 time as a noncongregate shelter. So this allows

16:44:50 them to acquire the site.

>> Thank you.

>>

16:44:54 Marsh. Do you have a question or

16:44:58

16:45:03 comment?

>> I have a

16:45:07 comment. So I know that the City of Gresham is

16:45:10 involved in this and I know that Multnomah is involved in this.

It's

16:45:15 converting -- it converted a never used correctional facility

16:45:18 into a therapeutic

16:45:22 healing space. And you guys are  
16:45:25 talking about buying up motels and maybe you can't do it this  
16:45:28 year, maybe you can, but maybe it's something that you can  
16:45:31 do next  
16:45:34 year.  
16:45:39 It's a -- it's what you guys are talking about. It's a  
16:45:42 shelter but it's by referral only because  
16:45:48 when the person, the family, or the couple  
16:45:52 goes in, they have to make a  
16:45:56 commitment, whether it's drug  
16:46:00 use or not that they are going  
16:46:03 to go through the entire program to become home at the  
16:46:06 end of the  
16:46:09 program. They're not going to go in and out, in and out,  
16:46:13 in and out like some of the homeless do. They go in and out of  
16:46:16 these  
16:46:19 shelters. You can look this up.  
It's  
16:46:23 online. They have all these services to help the homeless when  
16:46:28 they enter. To help them become  
16:46:31 -- to help them get the services they need whether it's  
16:46:34 mental, drugs, or to become homed at  
16:46:37 the end of it, whether it's a rental, whether it's a buying a  
16:46:40 home and whether they have children. Whether  
16:46:44 it's a couple, whether it's a vet or whether  
16:46:48 it's a single person or whether it's by referral only and so  
16:46:51 what if it's by referral onliment that means you're going out there, you're  
16:46:54 finding a person who  
16:46:58 is so desperate and so ready

16:47:01 to say I am done being here on the street. I am ready to  
16:47:05 make a commitment to say I'm going to do this. I'm going to  
16:47:08 do whatever it takes to get me out of this  
16:47:12  
16:47:18 situation. And I will do this. I'll do whatever you ask me to  
16:47:21 and I'll do whatever it takes to make sure that I don't end up here  
16:47:24 again.  
And I think this is a good -- a good model to  
16:47:30 start with. I think if  
16:47:33 we're asking these people to do this, you know, we want them to  
16:47:37 not be  
16:47:40 homelessness. We want them to say, I don't want to be homeless. I want to be  
16:47:43 homed and I want to be homed forever.  
16:47:47 I want them  
16:47:50 to be -- sure, I'm low income. I don't have a lot of  
16:47:53 money. I don't make a lot of money. I'm not sitting here with a lot of  
16:47:56 cash in my pocket or anything but I'm safe, I'm secure and I know  
16:47:59 where my next meal is. I know that my bills are paid. I want  
16:48:05 them to  
16:48:09 feel like I do, safe and  
16:48:14  
16:48:18 secure.  
>> Thank you for sharing your  
16:48:23 thoughts. And  
16:48:27 we have that slide. It will become part of our  
16:48:32 public record and the whole idea is  
16:48:35 people who make the decisions, who  
16:48:39 run programs  
16:48:45 we take these comments and so if you send it to



16:48:49 me, I make it part of the record and I'll pass it on and Adam is

16:48:52 listening so they can all take that into consideration as they keep

16:48:55 planning how to

16:49:02 address, you know, a really more

16:49:07 significant

16:49:22 problem.

>> I'll try to put that

16:49:27 in the chat.

>> It goes in the appendix but

16:49:30 if you can send an e-mail

16:49:33 and I'll treat it as a

16:49:38 response to the draft but people like, you know, Adam

16:49:41 and others will spend a lot of time and energy

16:49:47 designing programs

16:49:52 juggling funds and they never have enough so they can take this into

16:49:58

16:50:24 consideration.

>> Did you have any thoughts to share?

Questions to

16:50:30 ask?

16:50:40

So if anyone would like to offer some thoughts, comments,

16:50:44 ideas, please feel free to do so.

16:50:47 If not,

16:50:50 as part of

16:50:54 it, sometimes all of

16:50:57 these seem to tedious. We write the plan, we ask for

16:51:01 comments, but the truth

16:51:04 is, we Dom take into consideration what the

16:51:07 community is trying to tell us so feel free to send

16:51:13 your questions or other

16:51:18 ideas and send them to me. It's up there

16:51:21 and I will

16:51:24 set up

16:51:29 the -- put this in the chat as well and spread

16:51:32 the word around. You have a 20 day

16:51:35 comment period and that brings us to the close of

16:51:40 this session.

16:51:43 Jen, Adam, if you guys have anything to

16:51:51 add?

>> I think that you already

16:51:54 provided the link that we can repost it and e-mail it to. The

16:51:58 attendees. The draft home allocation plan is on our website.

16:52:01 The comment period term is on there as well and

16:52:04 Uma's e-mail to send

16:52:10 comments to and so please review that and send us any other

16:52:13 additional feedback. We

16:52:16 appreciate

16:52:31 it.

>> I think that brin



**City of Gresham & Multnomah County  
Community Needs Hearing  
November 3, 2021**



**6:00 – 7:30 pm**

**Translation Services:** Translation will be provided if requested at least 48 hours before the meeting.

**AGENDA**

<b>6:00 PM – 6:05 PM</b>	Welcome	<i>Councilor DiNucci, City of Gresham</i>
<b>6:05 PM – 6:10 PM</b>	Consortium Priorities & Why We're Here	<i>Ashley Miller, City of Gresham</i>
<b>6:10 PM – 6:25 PM</b>	Reducing Rent Burdens & Gresham Housing Strategy	<i>City Staff, City of Gresham</i>
<b>6:25 PM – 6:30 PM</b>	Small Group Input: Directions & Overview	<i>Rachel Nehse, City of Gresham</i>
<b>6:30 PM – 7:10 PM</b>	Small Group Discussions	<i>Facilitated by City &amp; County Staff</i>
<b>7:10 PM – 7:25 PM</b>	Recap of Small Group Discussions	<i>Facilitated by City &amp; County Staff</i>
<b>7:25 PM – 7:30 PM</b>	Closing & Thank You	

Join Zoom Meeting

<https://greshamoregon.zoom.us/j/84482758122?pwd=RmJuTHV1MWpoalRVUUd0WmloM2t3dz09>

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## Multnomah County & Gresham Community Needs Hearing

November 3, 2021

6:00PM-7:30PM

Meeting held remotely via Zoom.

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

**Multnomah County Facilitators:** Fanny Adams, Diana Hall

**Gresham City Councilors:** Councilor Dina DiNucci, Councilor Janine Gladfelter

### Summary

Attendees participated in a group discussion to share their experiences in the community with City and County staff. Facilitators asked a series of questions to gather input and took notes to accurately record and summarize the groups' discussions. Following the discussion polls were used to determine participants' priorities. Overall, 14 individuals participated in the discussion. Attendees included local service providers, representatives from community organizations and other community members.

### Community Services

- **Community Center:** There is a lack of community centers in Gresham and throughout East Multnomah County. A community center could be a hub for much needed community services programs and serve as a known safe space for the community to come together to learn and participate in community events.
- **Sustainable Services:** Input indicated a strong need for services that help lift families out of poverty or chronic houselessness. Maybe programs offer short term assistance or "Band-Aid" solutions that help families with immediate needs but are not sustainable long-term. This would include housing assistance and wrap around services to help residents overcome barriers including:
  - *Job Training & Vocational Programs:* Living wage jobs are essential to preventing houselessness and helping families raise themselves out of poverty. There is a need for job training programs that help households get well-paying jobs like construction work and accounting or finance jobs.
  - *Mental Health & Addiction Services:* Mental health and addiction services are crucial for stabilizing families, especially those that have experienced the trauma caused by houselessness and/or discrimination. It is difficult for community members to overcome these obstacles alone and mental illness and addiction can be barriers that prevent people from being able to stay on track.
  - *Financial Education:* Financial education to teach households how to budget and save and credit recovery services could help eliminate barriers to housing.
  - *Food Assistance:* Food assistance is needed to help stabilize households and eliminate food insecurity. Assistance should be tailored to the needs of the households being served, for example a household that is temporarily housed in a hotel room needs food that is already prepared, can be microwaved, and/or is delivered regularly in small quantities because they do not have access to a full kitchen or full-sized refrigerator for food preparation and storage.
  - *Nutrition & Healthy Lifestyle Education:*
  - *Free & Affordable Childcare:* Lack of affordable childcare can be a barrier to employment or continuing education for low-income households with children. Childcare should include transportation because getting children to and from the childcare provider may also be a burden on households without access to reliable transportation.

- *Emergency Services:* There is a need for additional emergency services to help residents through extreme weather events and wildfires. The Sunrise Center in Rockwood has offered services, but there is a need in other neighborhoods as well and many households cannot travel out of their neighborhoods to get access to services in Rockwood.
- *Affordable Broadband:* Broadband and technology literacy education are needed to ensure households have access to certain opportunities including job and housing applications, educational opportunities, and other services.
- *Eviction Prevention & Tenant Advocacy:* Many households are facing eviction due to the pandemic and other factors. Eviction prevention is needed to keep families housed and tenant advocacy and education is needed to ensure residents know their rights. Many households may not know that their eviction is not legal or that they can try to mediate with their landlord to avoid eviction.
- *Equitable Housing:* Housing that is affordable to low-income families is often substandard. Units have not been well maintained or updated and lower income households don't get access to nicer units. There is also a need for continued support for low-income families to assist them with navigating homeownership opportunities.
- *Coordinated Services:* Many services offered are siloed, so that households need to go to multiple organizations for different types of assistance. This creates barriers for households seeking assistance. Coordinated wrap around services would benefit families that need multiple forms of assistance to help pull them out of poverty. Agencies should also improve their program promotion by offering information and services in multiple languages.

## Economic Development

- ***Job training & Placement:*** Job training and placement programs that focus on helping residents attain living wage employment are needed. There are often lower paying jobs available, but these positions are not enough to support a household. Training for well-paying careers such as construction and other trades, accounting and engineering could help permanently pull households out of poverty. A coordinated effort with WorkSource and programs to assist adults in returning to higher education could help build a skilled workforce ready for living wage employment.
- ***Small Business & Entrepreneurship Programs:*** Small business assistance, including programs that target BIPOC owned businesses, is a high need. These programs should include educational opportunities, coaching for business owners and mentorship so that small businesses in Gresham and East County can grow and succeed.
- ***Youth Services:*** Entrepreneurship opportunities, business assistance and job training specifically for youth is an area of need. Pathways between local schools and community colleges or vocational programs could help youth transition from high school to living wage employment. Mt. Hood Community College has many good programs, but they are an underutilized resource in the community.
- ***Economic Development for Marginalized Communities:*** There is a need for job opportunities and small business assistance for marginalized communities including BIPOC individuals, senior citizens, and non-English speakers. Many community members could also benefit from credit recovery services. Communication promoting programs should be offered in multiple languages to ensure equitable access.
- ***Job Creation:*** Many Gresham and East County residents have to travel out of their communities to find living wage employment. More higher wages jobs are needed in East County.

## Infrastructure Improvements

- **Street Improvements:** There is a need for various upgrades and repairs to improve transportation and pedestrian safety. Specific improvements discussed included safer pedestrian crossings, ADA ramps, better street lighting and improved lighting at bus stops, general road improvements, and traffic signal optimization.
- **Street Trees & ROW Vegetation:** Additional street trees are needed in Gresham and East County as well as more low maintenance plants and vegetation in the public right of way.
- **Green Space & Recreation:** Additional parks, improvements to existing parks, art spaces and community gardens are needed to provide residents with access to green spaces and recreation activities.
- **Public Health & Safety:** There is a need for more infrastructure to help keep the community safe and clean including public restrooms, handwashing stations, safe places to dispose of needles, additional trash cans and access to recycling centers. The community could also benefit from clean up events or public dumpsters provided to prevent illegal dumping.

## Housing & Barriers to Housing Choice

- **Housing Discrimination & BIPOC Communities:** The BIPOC community has faced ongoing housing discrimination impacting both renters and homebuyers. BIPOC residents have been pushed East out of Portland as the region has gentrified and have faced barriers finding decent and affordable housing in Gresham and East County. Many households are also being priced out of the homebuyer market due to increasing home prices.
- **Condition of Housing:** Often the only units that are “affordable” for lower income families are older units that are in poor condition. These units are not well maintained and often contain old appliances and other problems. There is a need for livable and humane housing that is affordable.
- **Tenant Rights Education & Legal Assistance:** Many residents don’t know what their rights are as tenants. If landlords refuse repairs, discriminate against tenants, or illegally raise rents tenants often don’t know how to advocate for themselves. Tenant rights education, advocacy work and legal assistance for tenants are needed to ensure tenants understand their rights and can successfully hold landlords accountable for unfair or illegal practices. Residents could benefit from a program that partners with courts and provides eviction prevention and mediation services to tenants. Increased education for landlords is also needed to ensure landlords understand their responsibilities to their tenants.
- **Financial Barriers:** Large application fees and deposits are often barriers to securing housing for low-income households.
- **Rental History & Background Checks:** Previous evictions or old criminal convictions may be barriers to housing for many households. Certain communities are more likely to have criminal records, often due to unfair convictions, which can prevent them from securing housing. There is also a backlog with the courts, so convictions that should be expunged may still be showing on background checks. Advocacy to help individuals remove convictions or prior evictions from the records sooner could help eliminate these barriers.
- **Affordable Housing:** There may be opportunities with HB2001 to link increased density to an affordable zoning overlay to increase affordable housing in certain areas without raising property values.

## Priorities

Participants answered a series of polling questions to determine general priorities for HOME-ARP, CDBG and HOME funds available. A description of the polling questions and summary of the results are listed below.

**HOME-ARP:** The eligible uses of HOME-ARP funding were described to the group and participants answered two questions, one to select the top priority for HOME-ARP funds and one to select the second priority for HOME-ARP funds.

First Priority		Second Priority	
Potential Uses	% of Votes	Potential Uses	% of Votes
Tenant Based Rent Assistance	40%	Supportive Services	30%
Affordable Rental Housing Development	30%	Affordable Rental Housing Development	30%
Supportive Services	20%	Tenant Based Rent Assistance	20%
Non-Congregate Shelter	10%	Non-Congregate Shelter	20%

**CDBG & HOME:** Participants were asked to select the top three highest priority needs from a list of eligible uses for CDBG & HOME funds. For this poll the percentage indicates the percentage of participants that selected each eligible activity as a priority. Since participants selected three priorities the percentages do not total to 100%.

Eligible Activity	% of Participants
Houselessness Prevention	90%
Homeownership Assistance	60%
Economic Opportunity	60%
Rental Housing Development	50%
Public Infrastructure	20%
Home Repair	10%
Short Term Shelter	10%

## Comments

Participants during the polling section noted that prioritizing needs was difficult because all services are needed in the region. Overall participants agreed that housing with wraparound services to assist families in all areas where they're struggling are crucial to ending houselessness and poverty.

## **Survey**

Participants were encouraged to fill out the online survey if they had additional comments and to share the survey links with clients, other agencies and community members who may be interested in commenting. The survey will remain open throughout the 2022-23 Action Plan process and results will be summarized in the 2022-23 Action Plans.

English: [www.surveymonkey.com/r/conplancomments](https://www.surveymonkey.com/r/conplancomments)

Spanish: [www.surveymonkey.com/r/conplancomentarios](https://www.surveymonkey.com/r/conplancomentarios)

## **Resources**

Throughout the discussions summarized above several attendees or facilitators highlighted relevant resources directly related to the comments provided by other attendees. Below is a summary of these existing resources.

*Note: This is not an exhaustive list of resources in the area. This list includes resources that were referenced during the verbal discussion or in the chat window during the meeting.*

### **Fair Housing Council of Oregon (FHCO)**

FHCO offers fair housing education and operates a hotline for residents to report instances of housing discrimination.

Website: <https://fhco.org/>

How To Report Illegal Housing Discrimination: <https://fhco.org/report-housing-discrimination/>

#### Hotline Extensions

Tenants: 1-800-424-3247 Ext. 2

Spanish Speakers: 1-800-424-3247 Ext. 6

### **Metropolitan Public Defenders (MPD)**

MPD contracts with the State of Oregon to provide defense services for low-income individuals.

Website: <https://www.mpdlaw.com/>

Contact Form: <https://www.mpdlaw.com/contact-mpd/>

### **Community Alliance of Tenants (CAT)**

CAT provides tenant advocacy and education.

Website: [www.oregoncat.org](http://www.oregoncat.org)

#### Rental Rights Hotline\*

Phone: 503-288-0130

Email: [hotline@oregoncat.org](mailto:hotline@oregoncat.org)

*\*Note: this hotline does not give legal advice or provide rent assistance funds.*

### **Human Solutions, Inc.**

Human Solutions offers a wide range of services including housing services, rent assistance, job training, and wrap around services. Two specific programs they offer were mentioned during the meeting.

Website: [www.humansolutions.org](http://www.humansolutions.org)



*Willow Tree:* Willow Tree provides housing assistance and services to help stabilize houseless families and households at risk of houselessness.

*Housing Stability Information:* 503-548-0200

*Living Solutions:* Living Solutions assists with job training and placement services.

*Career Programs Email:* [employmentreferral@humansolutions.org](mailto:employmentreferral@humansolutions.org)

## **Public testimony**

**From:** Nick Sauvie <[nick@ROSECDC.org](mailto:nick@ROSECDC.org)>  
**Sent:** Thursday, March 17, 2022 5:30 PM  
**To:** Krishnan, Uma <[Uma.Krishnan@portlandoregon.gov](mailto:Uma.Krishnan@portlandoregon.gov)>  
**Subject:** HOME-ARP Allocation Plan

Uma, Good to see you today. Please see the attached testimony. Thank you for your consideration.

**Nick Sauvie** ([he/him](#))  
Executive Director  
503-788-8052 ext. 16 | [nick@rosecdc.org](mailto:nick@rosecdc.org)  
[www.rosecdc.org](http://www.rosecdc.org) | [facebook](#) | [instagram](#)



Thank you.

Nick Sauvie  
Executive Director  
ROSE Community Development  
503-788-8052 x16

## **Response to Public testimony**

**From:** Krishnan, Uma <[Uma.Krishnan@portlandoregon.gov](mailto:Uma.Krishnan@portlandoregon.gov)>  
**Sent:** Thursday, March 17, 2022 5:37 PM  
**To:** Nick Sauvie <[nick@ROSECDC.org](mailto:nick@ROSECDC.org)>  
**Subject:** RE: HOME-ARP Allocation Plan

It is always such a sincere pleasure to see you Nick- you always strengthen my belief in the need for safety net system for the most vulnerable amongst us. Your testimony will be part of the public record and will be kept in consideration.

Best  
Uma  
Thank you.

Dear Nick,

I just read through your testimony and will run this by the Leadership Team – your request is infact a statutory requirement in the HOME program (5% CHDO set-aside). However, with the HOME-ARP funds there is a suspension on the CHDO set-aside statutory requirement and so PJs can avail this waiver.

Thanks!  
Best  
Uma

March 17, 2022

RE: HOME/ARP Allocation Testimony

This is to request that the Portland Housing Bureau release HOME/CHDO operating support funds through an open public process.

ROSE is the quintessential CHDO. We were created by residents of the most disinvested low-income neighborhoods in Portland – outer southeast. For 30 years, the majority of our board has always been people from these neighborhoods. The majority of our board and staff are BIPOC.

ROSE used to receive regular CHDO operating support grants from the city, \$50,000 a year give or take. Those stopped more than 10 years ago and to my knowledge there hasn't been an open public allocation process since then.

Organizations like ROSE tackle the most challenging projects in the city. PHB's State of Housing in Portland data clearly shows that the fastest housing price increases and largest populations of vulnerable residents are in outer southeast. PHB's budget proposes an 82<sup>nd</sup> Avenue Anti-Displacement Program.

ROSE is the only nonprofit housing organization that is focused exclusively on the 82<sup>nd</sup> Avenue corridor. We have developed long-standing relationships with partners like APANO, Rahab Sisters, and Saints Peter and Paul Episcopal Church that share the goal of equitable community development without displacement in 82<sup>nd</sup> Avenue neighborhoods. ROSE has worked with the East Portland Action Plan to build support for PHB affordable housing programs.

PHB can release up to 5% of its HOME allocation for CHDO operating support, which totals more than \$2 million over the last four years. According to PHB leadership, no CHDO operating support has been distributed since 2018.

I am asking for PHB to support ROSE with an investment of CHDO operating support. At minimum, PHB should have an open and fair annual process to distribute these funds.

- Nick Sauvie, ROSE Community Development

Needed East Portland neighborhood investments:

New affordable housing – Through a partnership, ROSE controls a site in Lents at SE Powell and 111<sup>th</sup> for a 50-unit affordable housing project. We are now working on our third 9% tax credit application for the project. We are particularly invested in this site because we have been working with Earl Boyles Elementary School for many years. There is a state-of-the-art early learning center at Earl Boyles and families are being displaced out of the neighborhood because of rapidly rising housing costs.

Permanent supportive housing – I encourage PHB to prioritize housing first models such as PSH, rent subsidies, tiny house villages, and motel conversions rather than congregate shelters.

Community facilities and services – ROSE is working with St. Peter and Paul Episcopal Church and Rahab's Sisters to develop affordable housing and services at their site on SE 82<sup>nd</sup> Avenue. There are also opportunities to pair affordable housing with early learning centers through Multnomah County's Preschool for All initiative. It is important to invest in upstream approaches like these. A large majority of the people living on the streets experienced childhood trauma.

Displacement prevention – I'm supportive of PHB's proposed focus on anti-displacement activities along 82<sup>nd</sup> Avenue. I would like to see more stakeholder engagement in developing the plan and a more systemic approach than simply allocating funds to existing PHB programs as described in the FY 2023 PHB Budget.