

CR-05 - Goals and Outcomes

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

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

The City of Gresham (City) received \$1,022,099 in Community Development Block Grant (CDBG) 2022 EN and \$343,648.92 in carryover a total of \$1,365,747.92. The City was allocated \$657,372 in HOME funds, \$152,294 for Multnomah County’s share of HOME funds, \$59,228 in PI and \$658,887 in carryover funds for a total of \$1,527,781 HOME funds. The City was also allocated HOME-ARP funds in 2022-23, which totaled \$2,238,403. The Portland Housing Bureau (PHB) submits all HOME and HOME-ARP information for the CAPER, but the City will share accomplishments throughout the CAPER. In 2020 the City received \$1,331,519 in CDBG-CV funds COVID response projects. These funds began supporting programs in late 2020-21 and most continued to provide services through 2021-22. Three programs continued into the 2022-23 program year. The City spent \$307,532.74 in CDBG-CV in the 2020-21 program year, \$811,085.01 in 2021-22, and \$212,076.84 in 2022-23, leaving \$824.41 remaining to be spent in 2023-24.

GOAL 1: Increase and Preserve Affordable Housing Choice— The City funded Adapt-A-Home, which provided accessibility improvements to 29 households, and Mend-A-Home, which provided emergency home repairs to 29 homeowners. The City also funded DIY Weatherization Workshops, which exceeded its annual goal by providing weatherization kits and installation demonstrations to 52 low-income households. Overall, the City spent \$275,314 in CDBG funding on these programs and assisted 110 households, or 111% of the annual goal. The City also funded 2 homebuyer programs using HOME funds, the City’s internal WELCOME HOME program and a program through the community land trust Proud Ground. A total of \$317,000 in down payment assistance was provided to 8 households through the City’s program, but no homebuyer assistance was provided through the Proud Ground program.

GOAL 2: Reduce & Prevent Homelessness— The City usually funds homelessness prevention activities with CDBG under this goal, but with the allocation of HOME-ARP funds, these programs shifted gears to provide similar, but more robust services with HOME-ARP funds. The City spent \$577,129.55 of HOME-ARP on the Willow Tree program, which provided short- and medium-term rent assistance and supportive services for 48 households comprised of 70 adults and 79 children. This is 86% of their annual goal to serve 56 households. The City also funded Living Solutions and The Journey, two job training and educational services programs that target unhoused individuals and those the greatest risk of housing instability. These programs spent a combined \$215,532.40 and served 55 individuals, or 74% of their combined goals.

GOAL 3: Livability & Economic Opportunities- The City funded two job training programs through Living Solutions and El Programa Hispano Catolico (EPHC) under this goal. These programs spent \$216,551.06 in CDBG funds and assisted 59 Gresham residents, achieving 51.3% of their combine goal of 115. EPHC has faced difficulties throughout the pandemic including staff turnover and difficulty holding in person trainings, so their program fell well below their anticipated annual goal. EPHC withdrew their 2023-24 CDBG application to regroup and determine how best to proceed with their job training program before applying for CDBG funds again. Three youth services programs were also funded under this goal to provide tutoring, mentoring and after school programs to low income Gresham youth. These programs spent \$67,403.27 and assisted 304 children, or 60% of their combined goal of 510. MESO was funded under this goal to provide microenterprise assistance to low income Gresham small businesses with 5 or fewer employees. MESO assisted 32 businesses in 2022-23, falling short of their goal of serving 45 businesses.

Due to space limitations, CDBG-CV activities carried out during 2022-23 are described at the end of the CR-05.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	87	69.60%	45	52	115.56%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Rental units rehabilitated	Household Housing Unit	50	29	58.00%	16	14	87.50%

Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	130	67	51.54%	38	44	115.79%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		9200	0	0.00%
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	15000	0	0.00%			
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1875	851	45.39%	625	363	58.08%

Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	100	44	44.00%	45	32	71.11%
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	48	12.00%			
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	32	16.00%			

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

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

Demand for public services funding usually exceeds the City’s capacity to fund such projects each year while remaining under the 15% cap. As low income households get displaced from Portland, many are pushed to Gresham and East Multnomah County due to the relative affordability and lower housing costs. Participants in the City’s annual Community Needs Hearings and Surveys stress the need for critical services in Gresham to meet the needs of the growing community, especially job training and youth services. As a result, the City tends to spend the maximum allowable under the public services cap each year to fund several public services projects under all three goals. In 2022-23 one of the City’s public services projects applied for HOME-ARP funds to provide rent assistance and wrap around services for clients, which would normally hit the CDBG public services cap, so the City fell well below the 15% cap. Additionally, the City funded East County Solutions, a Community Based Development Organization (CBDO), for job training, which is a public service, but does not hit the cap if it is administered by a CBDO. The City also utilized CDBG-CV funds to fund additional public services projects for households impacted by the pandemic. Combined across all three goals, public services activities assisted 415 people in the 2022 PY with regular entitlement included in the 2022 Annual Action Plan and 260 people with CDBG-CV funds. Accomplishments for HOME-ARP funded programs that would be considered public services if funded

with CDBG are discussed more in the paragraph below. Some of our subrecipients fell short of their annual goals, while others met or exceeded goals. Overall we are on track to meet our public services goals for the Con Plan. Several of our programs have struggled with staff turnover and other set backs since the pandemic. Many provide in-person classes and other services, which needed to be adjusted due to the pandemic. The pandemic has also increased the need for services and homelessness prevention. Our programs that stabilize households to prevent homelessness found that clients needed more, longer term support on average, so fewer clients could be served with the same amount of funding when outcomes for the past few years are compared to pre-pandemic fiscal years. High inflation has also contributed to rising costs and the increased need for services in the Gresham community. Additionally, some subrecipients set goals that were likely too high. Eastside Timbers, for example, set their goal for up to 300 children. Their soccer program offers two sessions and children that participate in both sessions can only be counted as served once, which makes service levels appear lower. As our subrecipients continue to adapt and improve their programs through the ongoing pandemic, we anticipate that annual achievements will begin to increase and subrecipients will select more realistic annual goals.

Housing & Houselessness

Increasing rents and houselessness are consistently a high priority concern identified by Gresham stakeholders. HOME-ARP funds, which are to be used to assist unhoused individuals and those at the greatest risk of housing instability, were used in 2022-23 to fund two-year contracts for three programs that address this priority. The City of Gresham provided HOME-ARP funding to Our Just Future (formerly Human Solutions, Inc.) for rent assistance and wraparound services to stabilize households. This activity served 48 households, or 86% of the anticipated annual goal. The program provides short- and medium-term rent assistance along with a variety of supportive services to assist qualifying populations to achieve stability and obtain or maintain housing. Our Just Future used 44% of the funds allocated to them in the 2022-23 program year and will continue to serve clients through 2023-24 with the remaining funding. Additionally, HOME-ARP funds were used to fund two other supportive services programs that focus on job training and placement to help qualifying populations become self sufficient and obtain long term employment. The Journey, a program run by My Father's House, operates a thrift store in downtown Gresham where they provide hands on job training to their clients. The program allows for participants, some of whom have never been employed, to learn job skills in a safe space where mistakes won't cost them their employment. The program spent about a third of the funds allocated and assisted 3 clients in 2022-23, which fell short of their goal of 24 clients because the program had to adapt and change course, so it did not begin until mid year. The second job training program funded was Living Solutions by East County Solutions. This program was also funded with CDBG, but clients meeting the definition of a qualifying population were served with HOME-ARP funds. East County Solutions provides job training, educational services, and job search and placement assistance to help clients attain living wage employment. This program spent approximately 40% of the HOME-ARP funds allocated to it and assisted 52 individuals, exceeding the annual goal of 50. Both HOME-ARP job training supportive services programs will also continue

to spend down funds and serve clients in 2023-24.

Infrastructure Needs

Stakeholders have also stressed a need for infrastructure improvements such as parks and sidewalk and transportation improvements. In 2020-21, the City began a CDBG funded parks project, and funds were added to this project in 2022-23 and 2023-24. A combination park and transportation project has been identified for this funding and the project will begin in 2023-24. Additionally, in 2022-23, the City funded a streetlight infill project. This project was delayed due to Environmental Review requirements, but will begin in 2023-24. While the City has not currently made 2022-23 is the second year in the 2021-2025 Consolidated Plan.

GOAL 1: Increase and Preserve Affordable Housing Choice:

The City made progress toward the Con Plan goal of 130 units for Homeowner Units Rehabbed by serving 67 households, or 51.5% of the Con Plan goal, in 2021-22 and 2022-23 under the Adapt-A-Home and Mend-A-Home programs by Unlimited Choices. The Adapt-A-Home program, which also serves renters, has served a total of 29 households, or 58% of the 50 household goal. The Con Plan goal for Public Services (other than low/mod housing) was set at 125 people. Community Energy Project's DIY Weatherization Workshop program has served a total of 87 people in 2021-22 and 2022-23, or 69.6% of the Con Plan goal. All three programs under this goal exceeded their goals. Goals for the homeowner and rental units rehabbed can be difficult to estimate because Adapt-A-Home serves both renters and homeowners, but we don't know how the total served will be split between those two populations when goals are being set at the beginning of the Con Plan or Action Plan.

GOAL 2: Reduce Homelessness- Increase Stability:

The City funded 2022-23 projects under this goal using HOME-ARP funds, so no additional progress shows in the tables because it only reflects CDBG accomplishments. The CDBG accomplishments are the same ones reported in the 2021-22 CAPER, 12% of the Con Plan goal for public services and 16% for TBRA. The City likely will not meet the CDBG Con Plan goals under Goal 2 because projects addressing this goal used HOME-ARP funds in 2022-23 and will continue to do so in 2023-24. If the same projects were funded with CDBG instead of HOME-ARP, the achievement data would show 80 households served with TBRA, or 40% of the Con Plan goal and 103 individuals served under public services, or 25.7% of the Con Plan goal.

GOAL 3: Infrastructure, Facilities, Economic Opportunities:

The City made significant progress towards the Con Plan goal for public services under goal 3. While some public services projects fell short of their annual goals, the City is on track to achieve the overall Con Plan goal. Overall public services projects have served 851 under this goal in 2021-22 and 2022-23, or 45.4% of the Con Plan goal. The City also funded microenterprise assistance under goal three. The microenterprise assistance project fell short of annual goals due to subrecipient capacity and served 32 businesses, or 48% of the annual goal for a total of 44 businesses served over the Con Plan to date, or 44% of the Con Plan goal. The City did not make progress toward infrastructure goals because the planned infrastructure project included in the 2022-23 Annual Action Plan was delayed to do environmental review requirements. The project is expected to be completed in 2023-24 and the City expects to exceed the Con Plan goal for infrastructure project by the end of the Con Plan.

Activities Linked to Prior Con Plan

Three CDBG-CV projects linked to the 2019 Annual Action Plans continued into the 2022-23 fiscal year. These programs did not pull into the table because they are linked to a previous Consolidated Plan. Accomplishments for these programs are summarized in the table below.

Indicator	Description	22-23 Actual
Public Service Activities Other Than LMI Housing	CV Response Public Services	260

Table 2 - Activities Linked to Prior Con Plan

Projects Linked to the 2016-2020 Consolidated Plan

CDBG-CV: Three CDBG-CV funded projects that began in prior program years continued into the 2022-23 program year. The City’s internal water assistance program provided \$10,705.56 in assistance to 58 households comprised of 175 individuals. This program provided up to 6 months of assistance for water usage bills for COVID-impacted households to prevent water shut offs for low-income households. This program concluded as of 6/30/2023. The City also funded a food assistance program with El Programa Hispano Catolico which used \$12,373.32 in 2022-23 to provide hot meals and supplemental food boxes to low-income, COVID-impacted households. This program prioritized Gresham households that had to quarantine due to COVID infection or exposure and concluded on 9/30/2022. Lastly, the City continued to fund Our Just Future with CDBG-CV to provide emergency subsistence payments for rent and utilities to Gresham households. The program spent \$78,266.45 to assist 37 households in 2022-23 and services under the program concluded on 12/31/2022.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	390
Black or African American	84
Asian	28
American Indian or American Native	17
Native Hawaiian or Other Pacific Islander	12
Total	531
Hispanic	141
Not Hispanic	390

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

According to 2022 U.S. Census estimates, Gresham’s racial/ethnic composition is 74.7% White, 4.9% Asian, 4.3% African American, .9% Native American, 1.2% Pacific Islander and 10.4% “Other” or Two or More Races. Of this population, 20.7% identify as Hispanic or Latino.

The table above only includes CDBG and CDBG-CV funded activities that serve *individuals* in the 2022-23 program year in the race categories listed. Activities that serve households do not populate in the table and all ethnicity categories that include multiple ethnicities do not have a space to populate in the table, resulting in a smaller number served displaying.

The attached table includes all racial and ethnic categories by funding source and includes accomplishments for activities serving households.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,365,748	999,848

Table 4 - Resources Made Available

Narrative

Gresham receives an annual CDBG entitlement directly from HUD and a HOME entitlement through the Consortium. Table 3 identifies the HUD CDBG funds available for projects in 2022. The 2022 program year (PY) funding consisted of \$1,022,099 in 2022 entitlement and \$343,648.92 in carryover for a total of \$1,365,747.92 in CDBG funds. This amount differs from what was entered into the 2022 Action Plan because the City had more carryover than anticipated when the Action Plan was created. The City expended \$999,847.92 of the entitlement and carryover funds on continuing new 2022 projects. The remaining funds will be carryover, which will be used to fund other projects in the 2023 program year. The City had \$1,527,781 in HOME funds to allocate for the 2022 PY. Approximately half of this funding was put in a set aside project to encourage applicants to apply for a HOME development at a later date. Due to the relatively small amount of annual entitlement the City receives and the numerous rules and compliance requirements that come with HOME funds, many developers do not want to apply for the City's HOME funds because the amount we can provide is too low. The development set aside allowed the City to "save" a larger pot of funding so that a developer could apply for a larger amount. A tentative HOME development project is planned for these funds in 2023-24. Carryover from the homebuyer assistance programs the City funds has also contributed to the large amount of carryover in the past few years. During the pandemic, housing prices increased, and the number of houses on the market went down, so both homebuyer programs have struggled to find suitable homes for buyers below the HOME maximum purchase price. In response, the City increased the amount of assistance provided by our internal program from \$20,000 to \$40,000 in 2022-23.

The City of Gresham has promoted homeownership through various programs over the last several decades. The City's internal Shared Appreciation Mortgage (SAM) program offers zero interest loans with a share of appreciation returned to the City. The City also funds the community land trust Proud Ground to provide homebuyer assistance and has participated in the Neighborhood Stabilization Program (NSP). SAMs and NSP loans are payable upon transfer of the home and Proud Ground funds stay in the home to create a permanently affordable unit. Currently the City has 9 active CDBG funded SAMs totaling \$394,100, 7 active NSP loans totaling \$160,000, 100 HOME funded SAMs totaling \$2,235,802.83 and 7 Proud Ground homes with a total of \$542,500 in HOME assistance.

The City also funds emergency home repair loans through Unlimited Choices, Mend-A-Home Loan program. These loans are forgivable if the homeowner remains in the home for 5 years after the loan. There are 15 Mend-a-Home loans totaling \$63,926 which are payable upon transfer of the title of the home, but many are eligible for forgiveness.

Identify the geographic distribution and location of investments

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

Table 5 – Identify the geographic distribution and location of investments

Narrative

The City has no geographic targets in the Consolidated Plan, however, much of the funding goes to non-profit partners in or serving the Rockwood area. Rockwood has the highest concentration of urban poverty between Seattle and Los Angeles.

The City of Gresham regularly plans public infrastructure improvements on publicly owned land. Whenever opportunities arise publicly owned land and property will be included to the extent practicable.

Leveraging

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

The City of Gresham alone, and as part of the HOME Consortium with the City of Portland and Multnomah County, makes every effort to leverage HUD grant funds with other public and private investments. Housing development and rehabilitation activities are highly leveraged because public funds are used as “last in” gap financing, which requires that more substantial investments are in place. In the 2022-23 fiscal year, Gresham nearly doubled the amount of funding going into CDBG and HOME funded programs with leveraged funding from other sources – other federal, state/local, private and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds. The City also leveraged ARPA funds to provide administrative costs for subrecipients carrying out CDBG and HOME funded programs and allocated additional ARPA funds for grants for local service providers.

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

CR-20 - Affordable Housing 91.520(b)

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

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

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	41
Number of households supported through Acquisition of Existing Units	0	0
Total	0	41

Table 7 – Number of Households Supported

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

According to HUD Exchange CR-20 is to be completed by PHB as Lead for the Consortium. However, as the City funds rent assistance with HOME-ARP, we have set internal goals for these programs. The City, through its HOME-ARP subrecipient Our Just Future, helped 48 households that were houseless or at risk of houselessness obtain or maintain housing. Additionally, the City funds two housing rehab projects, Adapt-A-Home and Mend-A-Home. 41 of the units rehabbed under these programs meet the HOME definition of affordable housing and have been reflected in the table above.

Discuss how these outcomes will impact future annual action plans.

Many of the City’s annual goals for housing projects were met or nearly met in 2022, however several projects could not meet goals due in part to the ongoing pandemic. Many subrecipients continued to modify in person services due to the pandemic resulting in fewer residents assisted. Subrecipients also saw an increased need for longer term assistance due to the pandemic, which meant fewer households could be served.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	50	0
Low-income	7	0
Moderate-income	1	0
Total	58	0

Table 8 – Number of Households Served

Narrative Information

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

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

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

The Joint Office of Homeless Services (JOHS) is a partnership between the City of Portland and Multnomah County to house, shelter, and provide health care, employment assistance and case management to people experiencing homelessness or who are at risk of entering homelessness. The JOHS is the administrative entity for the Continuum of Care that the City of Portland is in, and also serves as the HMIS Lead for the CoC. The JOHS budget includes funding from federal sources (including annual HUD funding and emergency appropriations related to the COVID-19 pandemic), the State of Oregon, City of Portland and Multnomah County general funds, and the regional tri-County Metro jurisdiction's Supportive Housing Services measure. The City of Gresham is an active partner in JOHS's work and has a staff member on their Supportive Housing Services Advisory Committee and the CoC Board.

Full year 2022-23 data is not yet available from JOHS. In quarters 1-3 of 2022-23, JOHS's key performance measures included:

3,100 people placed in permanent housing

24,900 people served under homelessness prevention programs

5,510 people served in emergency shelters

The most recent Point in Time Count in January 2022 identified 2,483 unhoused households in Multnomah County, 48 of which were located in Gresham. Many unhoused households in East County likely also access resources in Gresham due to its proximity.

To address homelessness within the Gresham community, the City maintains a Homeless Services team with two Outreach Services Specialists who work to assist people experiencing homelessness, understand their individual needs and connect them with resources and services. Staffing for this team is paid through funding from JOHS, who also provides \$35,000 in direct client assistance funds. In 2022-23 the Homeless Services team secured \$262,000 in ongoing annual funding from JOHS to provide deposits and rental assistance to unhoused community members in Gresham and regularly accesses other available programs through community partners such as Multnomah County and other community groups and service providers.

In 2022-23, Homeless Services staff achieved the following outcomes:

Unique Individuals Served: 473

People Referred to Other Services: 152

People Receiving Transportation Assistance: 260

People Receiving Shelter or Housing Services: 318

The City highlights success stories of the program on the City of Gresham YouTube. This video documents the stories of several community members who found housing in the summer of 2022 thanks to grant funding and the endless determination of the Homeless Services outreach workers: <https://youtu.be/A6-Tn-iFZZk>

Addressing the emergency shelter and transitional housing needs of homeless persons

The jurisdiction, under the organization of its Continuum of Care (CoC) conducts regular needs and gaps assessments, to correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. As of 2023, JOHS supports a maximum capacity of nearly 2,000 beds, motel rooms and sleeping units with plans to grow in the future. Investment of resources within JOHS, including ESG and HOPWA, were prioritized for investment in aligned activities through direct coordination with the CoC. The ongoing health and safety crisis caused by the COVID pandemic has required continuing support for shelter options that promoted safe physical distancing and appropriate care for houseless people experiencing symptoms or quarantining after potential exposure. These responses included non-congregate shelters in civic buildings and motels, voluntary isolation facilities and outdoor physical distancing shelters.

The jurisdiction, through its local Continuum of Care (CoC) tracks length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, name registries, CoC and Emergency Solutions Grant (ESG) project data, and CoC system mapping. We report related HUD system performance measures for average and median length of time spent homeless, through the HDX as required by HUD guidance.

In Gresham, Homeless Services staff rely on countless partnerships with organizations throughout Multnomah County to connect Gresham residents experiencing homelessness with services and resources. The City has reserved space in two shelters, four beds at Bridges to Change's congregate shelter and five transitional shelter rooms at Rockwood Tower.

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

address housing, health, social services, employment, education, or youth needs

In 2022-23, the City added a Housing Resources Coordinator position to assist residents with housing related concerns. With multiple services providers, programs, funding sources and qualification requirements, navigating the resources available can be difficult and confusing, especially for residents in crisis who are at risk of losing their housing. The Housing Services Coordinator acts as a primary point of contact for residents in need of housing assistance so that callers can get information and referrals to a variety of programs including rent assistance, homeownership programs, emergency repair assistance, fair housing and tenants rights. While this position does not directly place individuals in housing, referrals often result in households receiving assistance that helps them remain housed. Our Just Future, who is utilizing HOME-ARP funds from the City for supportive services including rent assistance for eviction prevention has assisted 31 Gresham households and another community service provider, El Programa Hispano Catolico, assisted 7 households, all referred by the Housing Services Coordinator for eviction prevention services. Beginning in July 2023, a new partnership with Bienestar and their rent assistance program has resulted in 16 referrals of Gresham community members facing eviction. Since adding the position, the Housing Resources Coordinator has fielded over 80 calls from residents seeking rent assistance.

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

Referrals to prevention resources in the jurisdiction occur through our coordinated entry for families at the time of initial screening. Our locally funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless using a range of state, local, and federal funding. Shelter providers incorporate diversion resources prior to intake with rental assistance and mobile housing retention services. The continuing economic impact of the COVID pandemic increased need for prevention services, and additional funding for short-term rental assistance provided by the federal CARES Act allowed us to meet the need.

Increased Income

According to JOHS's quarterly data reports, the percentage of adults exiting CoC-funded projects with increased total income has decreased over the past few years. While full year data is not yet available, in quarters 1-3 of the 2022-23 program year, 15% of adults exiting programs having increased income, compared to 17.5% in the first three quarters of 2021-22. This decline reflects a continuing challenging labor market in the first nine months of the fiscal year, and continued increased demand for benefits leading to delays in receiving benefits. The jurisdiction will continue to pursue planning and strategies to improve participant income through a range of targeted programs and partnerships with local nonprofit agencies.

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

The Consortium partners, through the CoC, used the following strategies to reduce length of time individuals experience homelessness: partnerships with street outreach teams, shelters and day centers to increase effective engagement; CE to connect people to diversion and rapid rehousing (RRH) resources; adopting HUD's Notice CPD-14-012 prioritization policy for our expanded permanent supportive housing (PSH) CE; prioritizing units for chronically homeless (CH) families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH; and the Veterans registry to prioritize VASH and other Veteran-specific housing programs based on length of time homeless. In the first three quarters of 2022-23, 3,100 people were newly placed in housing through these programs and 11,910 total people were enrolled and served under these housing programs.

Local funding partners (City, County, local housing authority) collaborated extensively with community stakeholders to increase PSH by incenting set aside of PSH units in new and existing housing developments and prioritizing CoC and other funding for development of new PSH units for CH households. In October 2017, the City and County jointly committed to creating at least 2,000 new units of supportive housing by 2028. This expansion is supported by the passage of the Portland Housing Bond in 2016, the Metro Housing Bond in 2018, and the Metro Supportive Housing Services (SHS) Measure in 2020. Since the Metro Housing Bond was passed in 2018, 981 affordable units have been constructed across the metro region and an additional 2,640 are currently under construction or in pre-construction. Funding for the Metro SHS Measure has placed a total of 2,447 people in housing, prevented 14,536 evictions and created or sustained 772 shelter beds in Multnomah County over 2021-22 and 2022-23. The CoC also annually applies for additional PSH funding through HUD CoC, VASH, and other sources.

The City of Gresham usually uses CDBG funding to support the housing stabilization needs of youth and families through the Willow Tree program, however with the one-time allocation of HOME-ARP funds, the City shifted the funding source and expanded this program for 2022-23. Forty-eight families comprised of 70 adults and 79 children who were formerly homeless or at-risk received rent assistance with supportive services through Willow Tree this fiscal year. Willow Tree offers services to extremely low-income Gresham homeless family members that face significant barriers to permanent housing and those at imminent risk of homelessness. The City also continued to fund additional stabilization programs in response to the pandemic in 2022-23 with their remaining CDBG-CV allocation. These programs consisted of emergency subsistence payments to cover basic household bills to prevent homelessness or utility shut offs, and food assistance for Gresham families impacted by the COVID-19 pandemic. COVID-response projects served 260 people in the 2022-23 program year and all have concluded as of June 30th, 2023.

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

Actions taken to address the needs of public housing

Public Housing units are directly subsidized by HUD and managed by Home Forward, the County's PHA. The goal of the Public Housing program is to provide decent, safe, affordable housing to low-income families and individuals, the elderly, persons with disabilities and to encourage successful residency. The public housing program of Home Forward is composed of a portfolio of 369 units of public housing throughout Multnomah County which are owned and operated by Home Forward. Home Forward has few public housing units because, like many public housing authorities across the country, Home Forward decided to convert its public housing portfolio through the Rental Assistance Demonstration (RAD) program. Home Forward continues to own the units that are being converted through RAD, but they are considered project-based section 8 supported units instead of public housing. Converting public housing through RAD has allowed for important and necessary rehabilitation to our public housing portfolio. All public housing units are scheduled for conversion by the end of 2024 utilizing a project-based Section 8 operating subsidy. Rents for these properties are approximately 30% of a household's monthly income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area, however most public housing residents earn less than 30% of the median income.

The Portland Housing Bureau does not manage or own Public Housing. The Portland Housing Bureau makes resources for affordable housing available in competitive solicitations.

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

Home Forward seeks resident advice and guidance via a process that allows them to have a voice in decisions affecting the agency's various housing programs through its Resident Advisory Committee (RAC). The RAC, comprised of 10-20 volunteers who either live in a Home Forward unit or participate in the Section 8 program, holds regular meetings. The results of their work are reported to Home Forward's Board of Commissioners. Additionally, the RAC committee chair also serves as the Resident Commissioner on the agency's Board of Commissioners. In addition to the RAC, the agency routinely involves participants and residents on committees specific to a particular development or to policy issues. For example, residents and participants served on the Rent Assistance Termination policy work group to develop policy recommendations to advance racial equity.

The GOALS (Greater Opportunities to Advance, Learn and Succeed) program provides Home Forward participants with ways to set and reach their goal of becoming self-sufficient through five years of dynamic supportive services. The GOALS program has helped many families with job training and referrals, getting a better job or promotion, childcare referrals, and even owning a home. This program

offers a solid pathway for financial independence and self-sufficiency and features creative ways to help participants save money to achieve their long-term goals. Outside of the GOALS program the agency does not offer other homeownership programs.

Actions taken to provide assistance to troubled PHAs

Home Forward is not considered a troubled PHA and is a high performing PHA.

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

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

Lack of affordable housing supply in the region is the primary barrier to affordable housing, particularly for low-income residents. Home Forward requested a market rent study which resulted in an increase in the local HUD Fair Market Rents. These kinds of strategies will continue to be pursued to ensure access for low income households into high opportunity areas.

The City's Rental Inspection Program has been in place since 2007 and has been a model for other jurisdictions. A modest licensing fee has allowed the City to work with landlords to improve properties over the years. The program results in periodic inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants. In 2022-23, Rental Housing staff conducted 72 complaint-based inspections and 2,381 mandatory inspections for a total of 2,453 inspections.

In February 2020, Gresham City Council passed two code changes relating to the City's Rental Housing Inspection program. One of the changes requires landlords to present tenants with an informational handout titled, "Rights & Responsibilities of Landlords & Tenants" upon execution or renewal of a lease. The intent of the form is to increase both tenant and landlord knowledge of their respective responsibilities and rights. The form also includes a list of local resources. Gresham also changed City code to assess a fine upon property owners if a court determines they have retaliated against a tenant. These changes took effect on April 1, 2020.

In 2019 the Oregon State legislature passed House Bill 2001 and House Bill 2003, both aimed at helping local communities meet the diverse housing needs of Oregonians. House Bill 2001 expands the ability of property owners to build more affordable housing types in all residential zones. These types of homes already exist in most cities but have been prohibited in many neighborhoods due to zoning requirements. Under this new rule larger Oregon cities and cities in the Portland Metro region must allow duplexes, triplexes, quadplexes, cottage clusters and townhouses in residential areas. This requirement became effective June 30, 2022. Gresham recently adopted new code changes to ensure compliance with the new state requirements. The changes aim to create more opportunities for renters and homeowners at different income levels and increase the variety of housing available in Gresham.

Housing Production Strategy

House Bill 2003 requires all Oregon cities with a population over 10,000 people to study the housing needs of their residents and develop and implement strategies to encourage housing production to meet the community's needs. In accordance with this rule, the City of Gresham completed the 2021-2041 Housing Capacity Analysis, which determined the City will need over 6,000 additional housing units over the next 20 years. The results of this report were used to develop the 2023-2029 Housing Production Strategy (HPS), which was adopted by Gresham City Council in June 2023. The HPS is a six-year plan that outlines initiatives and actions the City will take to achieve equitable housing outcomes for all residents of Gresham. Actions planned over the next six years include:

Exploring the use of grant funds and loans and partnerships to acquire, develop and/or rehab housing with longer term affordability periods.

Looking into landbanking, parcel assembly and public land disposition efforts.

Improving City requirements and processes to reduce zoning barriers and streamline permitting processes for housing.

Investment in affordable home ownership models.

Implementing a rent assistance pilot program with the City's existing Homesless Services staff.

To further the objective of quality housing for all segments of the population, the City funds Unlimited Choices for rehabilitation of units to provide permanent accessibility for persons with disability and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income homebuyers in the form of down payment assistance. The City sponsored FHCO with a \$2,500 contribution to their Fair Housing month activities in Spring 2023.

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

Gresham is seeing an increase in low income residents as a result of households moving to find more affordable housing, including that affordable to working families. The City funds projects to assist families achieve self-sufficiency and increase earning capacities such as rent assistance, projects that provide supportive services to stabilize households, and job training and placement. Projects included in the Annual Action Plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Gresham continues a strong monitoring practice to maximize the efficacy of funded-efforts.

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. The City seeks to partner with subrecipients that assist the most people with the least amount of funding and

subrecipients whose projects help pull residents out of poverty permanently. Subrecipient's historical performance in achieving annual goals was used to select applicants for funding with the best trackrecords of success using grant funds. The City, in partnership with Multnomah County, conducted a virtual community needs meeting in November 2022. Input from community members is used to help the City prioritize funding to meet the needs of the community.

The City, and through a grant from Multnomah County, maintains a Homeless Services team that works with homeless individuals and families to help them overcome issues preventing them from being housed. This might include obtaining a driver's license, Social Security/disability, bus passes, etc. Staff also work to assist homeless find housing and treatment options. Additionally, the City has added a Housing Services Coordinator position to act as a point of contact for residents in search of housing related services. While this position does not place residents in housing, they do connect callers with appropriate resources and can often make referrals to programs providing various forms of assistance, helping community members access critical resources they may not have otherwise been aware of.

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

The City of Gresham implements its CDBG and HOME programs in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Gresham provides in excess of \$5,000 in rehabilitation assistance. Notification and visual inspection requirements will be followed for Gresham's HOME funded homeownership programs. The City of Gresham provides brochures about safe lead practices as part of the homebuyer assistance efforts. Buyers and sellers are also required to sign certifications. Inspectors employed in the Rental Inspection Program are trained and certified in safe practices. In addition, Gresham provides Lead Based Paint Hazards brochures in their Permit Center. The City will look for opportunities, in the future, to increase the capacity to reduce lead-paint hazards.

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

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

Coordination of homelessness prevention and emergency services including the CoC planning and implementation is coordinated through the CoC Board. The City of Portland, City of Gresham, and Multnomah County are all involved in the work of the CoC planning group, which fulfills planning and policy development in addressing homelessness.

The City of Gresham usually budgets to allocate the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. In 2022-23, with the

one-time allocation of HOME-ARP funds, some public services programs were shifted to HOME-ARP to allow for temporary expansion of the programs. The City provided funding to the Willow Tree program, which administers rent assistance and critical supportive services to ensure that participants have pathways to achieving self-sufficiency while living in affordable housing.

The City of Gresham has supported a number of projects over the years, and in the current year, to reduce the level of poverty and increase the capacity of families to earn living wages recognizing employment is a key factor in reducing poverty. Workforce development and training efforts were supported through the Living Solutions and Latinx Economic Stability Project programs which assist low-income persons to gain job skills and then places those individuals in career-path jobs. Both programs also offer culturally specific services tailored to the needs of Gresham's Latinx and immigrant communities.

The City sponsors the Garage to Storefront program to encourage small businesses by offering waivers for business license fees and permit fees for remodeling and facade improvements for vacant and some occupied business spaces in target areas. Target areas include Central Rockwood, the Civic Neighborhood and Downtown Gresham. In 2022 this program was accessed by 15 small businesses, saving them a total of \$22,290 in permit and miscellaneous fees. The Garage to Storefront program was renewed through 2023. In Spring 2020, the City also launched a Small Business Grant program to provide critical working capital funds to small businesses suffering from financial hardship as a result of the COVID-19 pandemic. As of May 2020, 820 businesses had been assisted to the benefit of both the businesses and the community. In 2021-22, the City allocated an additional \$500,000 in ARPA funds, with half earmarked for BIPOC, Women and Veteran-owned businesses, for an additional round of business grants. These funds were awarded to 77 Gresham businesses. Additionally, the City's Small Business Center and Urban Planning Department assisted 12 microenterprises with getting their business licenses and permits to open their businesses at the new Rockwood Market Hall.

May 2020, Metro voters passed ballot measure 26-210, the Supportive Housing Services Measure, which is projected to generate as much as \$248 million a year across the region. Funds are being used to expand existing programs and support new services, with the goal of ending chronic homelessness in the region. Metro began disbursing funds in Summer 2021. Each of the three counties within Metro's jurisdiction submits an annual work plan on April 1 of each year, which describes the annual accomplishment goals for Supportive Housing Services funds for the following fiscal year. Between July 1 2021 and December 31, 2022, Multnomah County used these funds to place 1,563 people in housing, prevent eviction for 9,348 households and create or sustain 616 shelter beds.

Redevelopment Commission

Through its Redevelopment Commission, Gresham has made significant investment in the Rockwood-West Gresham Urban Renewal area. Due to the rapidly growing Portland metro area, low to middle income individuals and families are being displaced into more affordable areas of the region like Rockwood and West Gresham. The escalating prices of land, homes, and commercial retail space is

pricing out legacy residents who are long-time renters or leasers of homes and family owned businesses. The Downtown Rockwood project is building on significant community assets to transform a severely under-resourced neighborhood into a community-sustained economic engine that works to break the generational cycle of poverty and build community prosperity. The Downtown Rockwood Development project is a 5.8 acre site located in the heart of the Rockwood neighborhood. It now houses the Lumen Business Center, a Class-A office building that houses services and local businesses including Wallace Medical Concern, Worksource Oregon, a childcare center, the Mt. Hood Community College Small Business Development Center and more, the Workforce Trades Center, which includes a training center, workshop and offices for Oregon Tradeswomen. The site also houses a community plaza and the Rockwood Market Hall, which features local food options from a variety of micro-restaurants and grocers as well as small retail spaces. Several of the Gresham small businesses assisted with micro enterprise assistance in 2021-22 have moved into the Rockwood Market Hall. The AVIVA Apartments will open on the same site in late 2023. The project will have 108 new housing units, 22 of which will be reserved for individuals/families earning 80% or below MFI. Gresham is presently working to redevelop a site adjacent to the Downtown Rockwood development to further activate the neighborhood and increase services to vulnerable community members.

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

The City is a partner in the Comprehensive Economic Development Strategy (CEDS) and supports links between industry and education (at the K-12 and higher education levels), supports diversity in the workplace and in industry, and supports activities raising the skills and employability of underrepresented and disadvantaged populations. The Economic Development Traded Sector Jobs Strategy defines the City's vision for targeted job growth and development which relies on existing industry sectors: manufacturing, advanced electronics, specialized machinery and equipment, and professional services. An integral component is supporting and building a pipeline for a trained workforce. Part of this development incorporates close collaboration and coordination with partners including WorkSource Oregon, WorkSystems, Inc. (WSI) and Mt. Hood Community College which currently offers an industry-supported curriculum in mechatronics (the interface between machines and software).

The City of Gresham participates in the Greater Portland Economic Development District, staffed by Greater Portland Inc (GPI) as part of a multi-county and two-state region. GPI completed an update of the Comprehensive Economic Development Strategy (CEDS) document in July 2021 which focuses on three goals for 2022-2027. The first is to foster upward economic mobility through providing comprehensive and coordinated skills development starting with childcare through higher ed, including vocational, post-secondary and lifelong learning. This goal will also be supported through expanding economic opportunities for all individuals with a focus on BIPOC and underrepresented communities. The second goal of the strategy is to support a competitive economy through the development of an entrepreneurial ecosystem that supports robust local small businesses and scales traded sector industry. It also focuses on investment in innovations that will strengthen and grow the Portland region traded sector industry clusters and enhancement

of the Portland regional identity and brand for talent, capital and business. The third and final goal of the strategy is to build a resilient region by constructing resilient regional infrastructure and strategically investing in public policies that align with economic development priorities. Actions associated with this goal include addressing the supply of affordable housing and providing homeless services. The City of Gresham will work to align local recovery policies and efforts with the wider regional goals and objectives adopted in the CEDS.

Greater Portland Economic Development District

In 2020, the Greater Portland Economic Development District (GPEDD) developed the short-term, adaptable Greater Portland Regional Economic Recovery Plan which identified the following three target impact areas: Help small businesses recover and grow, advance economic mobility for individuals, and support families and children. Within these target impact areas, activities that may overlap with the Consolidated Plan include: Business resources and technical assistance focusing on the hardest hit industries, stabilization and re-opening small businesses Workforce development resources for low-income residents that need additional training or education with targeted interventions for residents who identify as People of Color Support childcare providers with facility renovations, which in turn would provide more certainty for businesses to invest in operations and recovery.

Transportation

The Transportation System Plan is a blueprint for biking, walking, driving and transit through 2035. Goals for the plan include providing healthy and active transportation options, maintaining a safe and efficient transportation system, encouraging economic development, created a well-connected, multi-modal system and reducing greenhouse gas emissions. The City's Capital Improvement Program (CIP) is a 5-year forecasted estimate that identifies major projects requiring the expenditure of public funds over and above routine annual operating expenses. The 2022-23 to 2026-27 CIP includes over \$325 million in projects including wastewater, water, transportation, footpaths, parks, general development, stormwater and urban renewal. The City has worked with regional partners to improve the transportation system, notably the bus-rapid-transit system (BRT) along Powell and Division and to the employment campuses in northeast Gresham, including Mt. Hood Community College. The BRT project laid the foundation for TriMet FX with offers faster, higher tier, high-capacity bus service on the Division corridor between Gresham and Downtown Portland. Service on this line opened in September 2022 and provides buses arriving every 12 minutes. The City completed its first Active Transportation Plan in 2018 that focused on walking and biking systems. Funded by the Racial and Ethnic Approaches to Community Health (REACH) program at Multnomah County, the plan used an equity centered approach to conduct community outreach and prioritize projects. Stakeholders reported needs for pedestrian improvements throughout Gresham including sidewalks, curb ramps, mid-block crossings, street lighting and other amenities. The Active Transportation Plan created a system of neighborhood bike routes that connect to everyday destinations like food stores, health clinics, schools and parks; and created a list of priority projects for sidewalk infill and street crossings. All needed improvements require considerable funding commitments. Staff is responsible for managing the day to day operations of the CDBG and HOME

programs. Key partners in the planning and implementation of activities include members of the Consortium, private nonprofit organizations, multiple City departments and Home Forward the County's PHA. The primary strength of the institutional system for delivering programs of the Consolidated Plan is the cohesiveness of the City of Gresham Departments as well as the collaboration of the community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs. The City of Gresham is a member of a Regional Fair Housing work group comprised of representatives from the Portland/Vancouver Metro Area that receive federal funding and must deploy that funding in the context of a Fair Housing Assessment and Plan. The jurisdictions and organizations that have chosen to meet are Multnomah County, Clark County, Clackamas County, Washington County, City of Gresham, City of Beaverton, City of Portland, State of Oregon and the Fair Housing Council of Oregon. We recognize that many fair housing issues cross jurisdictional boundaries and may require a regional approach. We meet to learn from each other about how best to meet our federally mandated fair housing planning and implementation.

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

The Joint Office of Homeless Services (JOHS) is a partnership between Multnomah County and the City of Portland that works to house, shelter and provide services to people experiencing homelessness in Multnomah County. JOHS oversees multiple programs including the new Move In Multnomah program and supportive housing services and facilitates the Continuum of Care (CoC). The CoC board is comprised of representatives from local jurisdictions and government agencies as well as local community members and homeless services providers. The board reviews and approves the CoC's application for federal funding, makes decisions about what should be funded locally with federal funds, designates a lead agency for the Homeless Management Information System, and provides planning feedback for the CoC.

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

The City of Gresham and East Multnomah County have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial, and David Douglas.

May 2020, Metro voters passed ballot measure 26-210, the Supportive Housing Services Measure, which is projected to generate as much as \$248 million a year across the region. Funds are being used to expand existing programs and support new services, with the goal of ending chronic homelessness in the region. Metro began disbursing funds in Summer 2021. Each of the three counties within Metro's jurisdiction submits an annual work plan on April 1 of each year, which describes the annual accomplishment goals for Supportive Housing Services funds for the following fiscal year. Between July 1, 2021 and December 31, 2022, Multnomah County used these funds to place 1,563 people in housing, prevent eviction for 9,348 households and create or sustain 616 shelter beds.

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

The Portland Consortium continues to update the AI to Fair Housing. They completed a Countywide Fair Housing Survey and held over 10 focus groups with low-income renters, and non-English speakers. Fair Housing work in FY 2022-23 continued to follow the goals of the previous Action Plan.

The City of Gresham actively works to affirmatively further fair housing through its Rental Inspection Program. The City inspects all multifamily units on both a mandatory and complaint basis. The complaint-driven component provides protections for those reporting the violations to the greatest extent possible. Inspections focus on a broad range of habitability standards, and focus is on fire, life and safety issues. The program has proven to improve living conditions for all Gresham residents and has elicited positive feedback. In 2022-23, Rental Housing staff conducted 72 complaint-based inspections and 2,381 mandatory inspections for a total of 2,453 inspections. . In February 2020, Gresham City Council passed two code changes relating to the City's Rental Housing Inspection program. One of the changes requires landlords to present tenants with an informational handout titled, "Rights & Responsibilities of Landlords & Tenants" upon execution or renewal of a lease. The intent of the form is to increase tenant and landlord knowledge of their respective responsibilities and rights. Gresham also changed City code to assess a fine upon property owners if a court determines they have retaliated against a tenant. These changes took effect on April 1, 2020.

The Fair Housing Council of Oregon (FHCO) takes fair housing complaints from Oregon residents through their hotline. In 2022-23, FHCO received 26 Gresham intakes, one of which was an allegation of fair housing discrimination, which has since been resolved and closed.

Housing Task Force

City Council initiated a Housing Task Force in 2018 comprised of community stakeholders to recommend actions in support of housing needs in our community. The task force assessed the current state of housing in the City, identified best practices and created a report detailing their findings in September 2019. The report highlighted the changing demographics and increased diversity in Gresham. Due to its relative affordability, many families move to Gresham as rent increases in surrounding areas. This has created an increase in competition for housing and higher rents in Gresham. Between 2009 and 2020,

Gresham has added an estimated 2,257 additional housing units, or an annual average of 205 units, but this is still not enough to keep up with increasing demands. The task force identified a need for additional housing in Gresham across all income levels and included recommendations such as services for renters, rent assistance, homebuyer assistance, strengthening the Rental Housing program and increased education for renters, landlords and homebuyers. The City adopted several guiding principles regarding housing as a guide for affordable housing. These principles recognize that everyone in Gresham deserves a decent, safe and affordable place to live and that sustainable communities require a balance of jobs, housing and services. Concentrations of poverty and minority populations block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods. The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly-assisted housing is one component. The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support. The City has assessed housing inventory and community needs through Gresham's Housing Capacity Analysis for 2021-2041 and subsequent Housing Production Strategy to ensure adequate housing development of all types occurs in the years to come so that housing choices are affordable and accessible to Gresham residents. Actions identified in the Housing Production Strategy will be implemented beginning in 2023-24.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Gresham carries out desk monitoring on all subrecipients annually and in-depth monitoring as needed when subrecipients are high risk or have not had a full monitoring in 3 or more years. Desk monitoring includes a review of the subrecipient's invoices and reports, back up documentation and financial reports to ensure costs are eligible and the program is being carried out according to HUD requirements. In-depth monitoring was adjusted to be completed remotely. Subrecipients sent requested documentation such as client files and financial information and answered questions about policies and procedures, then met with City-staff remotely for a monitoring conference. Subrecipients selected for monitoring were identified as higher risk due to staff turnover, inexperience with CDBG or HOME funding and/or issues identified during desk monitoring. City-staff completed an in-depth monitoring on the HOME-ARP funded program The Journey, administered by My Father's House and the CDBG funded DIY Weatherization Workshops program from Community Energy Project. Only minor findings and concerns were identified during the monitorings and all findings and concerns have been resolved.

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

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

The City of Gresham has prepared the CAPER for the program year from July 1, 2022 through June 30, 2023. The City provided a 30-day comment period commencing August 25, 2023 and concluding September 25, 2023. The CAPER includes attached CDBG reports generated by HUD's Integrated Disbursement and Information System (IDIS).

A draft version of this CAPER was made available for public review and comment for a 30-day period. A notice ran in the Outlook on 8/25/23 and was posted on the City of Gresham's Community Revitalization Website 8/25/23. No official public hearing was held for the CAPER because the City meets public hearing requirements identified in the Citizen Participation Plan through its Community Needs Hearings and Annual Action Plan Hearings annually.

Public comment received will be summarized here.

CR-45 - CDBG 91.520(c)

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

This is the second reporting year of the City’s performance against its five-year Consolidated Plan. The Consortium has set broad goals that encompass a broad range of projects and activities to address the needs expressed at our annual community needs hearings and through public comment throughout our planning processes annually. Gresham may need to adjust strategic plan goals due to adjustments in the activities funded, increased costs for subrecipients and new or varying applicants for future funding years. For example, HOME-ARP funds was be used in 2022-23 to provide services under goal 2, it appears as though no progress has been made on this goal because HOME-ARP accomplishments will be reported by the City of Portland as the Consortium Lead. Project funded with HOME-ARP will continue into 2023-24, so at least two years of accomplishments under goal 2 will not show in the CAPER accomplishment data over the course of the Con Plan.

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

No

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

CR-58 – Section 3

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

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

Table 9 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 10 – Qualitative Efforts - Number of Activities by Program

Narrative

The City did not carry out any activities that triggered Section 3 requirements in 2022-23.