

2019-2020 Consolidated Annual Performance Evaluation Report (CAPER)

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 \$1,012,678 in Community Development Block Grant (CDBG) 2019 entitlement, \$141,066.85 in 2018 carryover and \$74,860 in PI for a total of \$1,228,604.85 in CDBG funds. The 2018 carryover amount includes \$73,673.72, which was allocated to the Flashing Beacon projects that were not completed in 2018 and carried over into the 2019 program year. The remaining \$1,154,931.13 in funding was available to fund new projects in 2019.

The City was allocated \$629,169 in HOME funds, had \$34,365 in PI and \$436,043 in carryover funds from previous years for a total of \$1,099,577. The Portland Housing Bureau (PHB) submits all HOME information for the CAPER, but COG selects its own HOME projects and will share that information throughout the CAPER.

The 2016-2020 Consolidated Plan goals are:

GOAL 1: Increase and Preserve Affordable Housing Choice – The City funded Adapt-A-Home, which provided accessibility improvements to 23 homeowners and renters, achieving 96% their annual goal of 24 and Mend-A-Home, which provided emergency home repairs to 15 homeowners, achieving 94% of their annual goal of 16. The expected outcomes and strategic plan actual outcomes for “Rental units rehabilitated” and “Homeowner Housing Rehabilitated” reflects inaccurate goals that were mistakenly switched in the 2016-2020 Con Plan. This makes it appear as though one has greatly exceeded its goal, while the other is far behind on progress toward the strategic plan goal. In reality, both programs are on track to meet or nearly meet the strategic plan goals. The City also funded DIY Weatherization Workshops, which achieved its annual goal of providing weatherization kits and installation demonstrations to 25 low-income households. This program regularly meets or exceeds its annual goals and is on track to exceed the 5-year strategic plan goal. Overall, the City contributed \$149,112.02 to these programs and assisted 63 households, or 97% of the goal.

The City also funded two homebuyer assistance programs using HOME funds. A total of \$174,560 in down payment assistance loans was provided to 9 households through the City's WELCOME HOME program and \$154,000 in homebuyer assistance was provided to 2 households through Proud Ground's homebuyer program. The attached map shows the approximate location of each household assisted using HOME funds for homebuyer assistance. These programs are reported on in PHB's CAPER.

GOAL 2: Reduce Homelessness - Increase Stability – The City allocated \$127,461.37 to public services programs including homeless stabilization services, educational programs and mentoring for children, which assisted 1,434 residents, or 27% of the annual goal. In 2019-20 many subrecipients were unable to meet their annual goals due to COVID-19 and the severe impact the pandemic had on their ability to provide services. This goal includes El Programa Hispano Catolico's Latinx Economic Stability program, whose annual goal was 5,100. After being forced to close their doors and cancel in person classes and services in the spring because of the pandemic, they were only able to achieve 25% of their annual goal. Programs shifted their services to provide additional support to existing clients, so while the annual goal was not achieved, many clients served under these programs received a higher level of service than originally anticipated. The program year expected outcome for all public services (Willow Tree, Family of Friends, AARP Experience Corps Mentoring and El Programa Hispano Catolico) under this goal displayed incorrectly in the table and were corrected to accurately reflect the total number of clients served by these programs.

\$233,074.56 in HOME funds were allocated to programs assisting clients with TBRA through Human Solutions (HSI) and JOIN, which assisted 61 households. The City also provided HSI with \$47,173 in CDBG funds for direct client services. The actual outcomes for the TBRA indicator were adjusted to include the accomplishments for HSI TBRA program, which assisted 46 households that did not initially populate in the table. TBRA accomplishments for HSI and JOIN will be reported in PHB's CAPER.

GOAL 3: Infrastructure, Facilities, Economic Opportunities - Living Solutions was provided \$250,083 in CDBG funds to provide job training and placement services to 143 Gresham residents, exceeding their goal of 95. Strategic Goals and the expected outcomes for "Public service activities other than Low/Mod Housing Benefit" in goal 3 display as 0 because this project was initially included under goal 2 in the City's Consolidated Plan. The City also funded 2 Flashing Beacon projects at Division and Cochran and SE 223rd Ave and 25th in 2018, which were completed in the 2019 program year. These projects utilized a total \$67,574.99 in CDBG funding and are estimated to assist 30,190 Gresham residents who live within walking distance of the crosswalk improvements. This goal also includes expected outcomes for businesses assisted, however the City is no longer funding the microenterprise support programs that were originally included in this goal, so no progress has been made toward the strategic plan expected outcomes.

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	0	0		0	0	
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$6,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	125	102	81.60%	25	25	100.00%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Rental units rehabilitated	Household Housing Unit	170	58	34.11%	12	10	83.33%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	108	135.00%	28	28	100.00%

Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		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		0	0	
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$67,574.99	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	35360	235.73%	25800	30190	117.01%
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$250,083	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	438		0	143	
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	400	155	62.00%	0	0	
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$127,461.37	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	26000	15529	59.72%	5233	1434	27.40%

Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$47,173	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	350	262	74.86%	75	46	61.33%
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0			0	

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

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

Demand for public services funding greatly exceeds the City’s capacity to fund such projects each year while remaining under the 15% cap. Gresham and East Multnomah County are seeing increasing needs as people leave Portland looking for more affordable housing. People in poverty, including people of color, have moved to areas with fewer resources to support meeting their basic needs. Although the funding

available does not nearly meet the need of Gresham residents, the City funds a number of public services projects annually under all three goals. Projects funded include several priority needs identified by stakeholders including job training and services for children. Combined, public services activities assisted 1,602 persons in the 2019 PY. This is far below the annual goal due in part to the impact the Coronavirus Pandemic had on many of our subrecipients. Many projects funded still managed to meet or exceed their annual goals, even with disruptions caused by the pandemic, but some fell far below annual expectations when they were forced to cancel planned services. Projects funded in the 2020 PY will be adapted to better suit the needs of Gresham residents while adhering to social distancing guidelines.

Increasing rents and homelessness continue to be a high priority concern identified by Gresham stakeholders. The City of Gresham provides CDBG funding to Human Solutions, Inc. for client assistance for their TBRA program. The TBRA line item in the table above was manually updated because the outcomes for this project do not populate in the table correctly. This activity served 46 households, or 61% of the anticipated annual goal. Increasing rent and an increased need for longer term assistance have resulted in a decrease in the number of households Human Solutions can serve under this program with the same amount of funding.

Additionally, the City provides HOME funding to Human Solutions and JOIN for TBRA. This funding served 61 households. Of the families served, 55 were extremely low-income and 6 were low-income. These programs achieved 68% of the HOME goal and 61% of the CDBG goal. As stated previously, this is due in part to increasing rents and an increase in the need for longer term assistance.

Stakeholders have also stressed a need for sidewalk improvements to increase safety for citizens who walk and rely on public transportation. The City has exceeded strategic plan goals for public facilities improvements with the completion of two flashing beacon projects, which began in 2018 and were completed in 2019. These projects have provided access to 30,190 Gresham residents who live within walking distance of these improved crosswalks, exceeding the strategic plan goal of 15,000.

Based on the numbers served in the 4th year of the Consolidated Plan, the city anticipates meeting or exceeding many of the goals set in the 2016-2020 Consolidated Plan, but may fall short on some due to changes in the projects funded each year, negative impacts of the pandemic and increased needs for Gresham residents.

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	
Black or African American	
Asian	
American Indian or American Native	
Native Hawaiian or Other Pacific Islander	
Total	
Hispanic	
Not Hispanic	

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

Narrative

According to 2010 U.S. Census Data, Gresham's racial/ethnic composition is 76% White, 4.3% Asian, 3.5% African American, 1.3% Native American, .7% Pacific Islander and 14.2% "Other" or Two or More Races. Of this population, 18.9% identify as Hispanic or Latino.

The race categories listed in the CAPER template do not have an option for "Multiracial" or "Other" as the IDIS activity accomplishment screens allow.

An additional XXX multi-racial persons were assisted; XXX of those identified as Hispanic.

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	\$1,228,604.85	\$1,062,352.93

Table 3 - Resources Made Available

Narrative

Gresham receives an annual CDBG entitlement directly from Housing and Urban Development (HUD) and a HOME entitlement through the Consortium. Table 3 identifies the HUD CDBG funds made available for advancing the objectives of the 5-year 2016-2020 Consolidated Plan. The 2019 program year (PY) funding consisted of \$1,012,678 in 2019 entitlement, \$141,066.85 in 2018 carryover and \$74,860 in PI for a total of \$1,228,604.85 in CDBG funds. The 2018 carryover amount includes \$73,673.72, which was allocated to the Flashing Beacon projects that were not completed in 2018 and carried over into the 2019 program year. The remaining \$1,154,931.13 in funding was available to fund new projects in 2019. This amount differs from what was entered into the 2019 Action Plan because the City received unexpected PI and had more 2018 carryover than anticipated. The City expended \$1,021,235.22 of the entitlement, PI and carryover funds on 2019 projects and \$41,117.71 on the 2018 Flashing Beacon projects, for a total of \$1,062,352.93 spent on projects during the 2019 PY. The remaining \$166,251.92 will be carryover, which will be used to fund other projects in the 2020 program year. The City had \$1,099,577 in HOME funds to allocate for the 2019 PY. Most funding allocated was spent by our subrecipients and unspent funds will be carried over to fund projects in the 2020 PY.

The City of Gresham has homeownership loans or Shared Appreciation Mortgages (SAMs), which are zero interest loans with a share of appreciation returned to the City. These loans are payable upon transfer of the title of the home.

Currently the City has 17 active CDBG funded Shared Appreciation Mortgages (SAMs) totaling \$634,100 and 107 HOME funded SAMS totaling \$2,720,702.83.

The City also funds emergency home repair loans through Unlimited Choices, Mend-A-Home Loan program. There are 22 Mend-a-Home loans totaling \$90,937.29 which are payable upon transfer of the title of the home.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

DRAFT

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 2019-20 fiscal year, Gresham leveraged over four times the amount of CDBG-expended 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.

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.

DRAFT

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 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	28
Number of households supported through Acquisition of Existing Units	0	0
Total	0	28

Table 6 – 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 TBRA, we have set internal goals for these programs. The City, through its subrecipients JOIN and Human Solutions TBRA, helped 61 homeless households gain housing. Additionally, the City funds two housing rehab projects, Adapt-A-Home and Mend-A-Home. 28 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.

Most of the City’s annual goals for housing projects were met or nearly met in 2019. Goals for TBRA will be adjusted in future action plans to ensure annual goals are realistic for the subrecipient based on community needs, housing costs and funding availability.

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	73	0
Low-income	11	0
Moderate-income	0	0
Total	84	0

Table 7 – Number of Households Served

Narrative Information

The City of Gresham funds several programs that address worst case housing needs in our community. The City uses CDBG to fund the Adapt-A-Home and Mend-A-Home programs by Unlimited Choices and Human Solution’s Tenant Based Rent Assistance program which help low-income families maintain their housing by providing emergency repairs, accessibility accommodations and providing direct rent assistance to clients. 87% of the households served by these programs are extremely low-income and the remaining 13% are low-income. Additionally, 97% of the clients Unlimited Choices’ served in the 2019 program year were people with disabilities.

With HOME funds, Gresham provides funding to Human Solutions and JOIN for tenant based rental assistance. JOIN provides housing placement and rent assistance to Gresham’s homeless citizens and Human Solutions prevents homelessness by providing rent assistance to families undergoing short term crises. 90% of households served by these programs are extremely low-income and the remaining 10% are low-income.

In addition to CDBG and HOME funded programs, the City has two homeless services employees who serve as a contact for individuals and families in need to help connect them with services and has partnered with Central City Concern (CCC) on their Clean Start program. Clean Start offers paid, mentored work experience for individuals transitioning out of homelessness. The City also established the Gresham Task Force on Housing in 2018 to evaluate the needs and challenges related to housing in Gresham and make recommendations based on their findings for City Council’s consideration. The task force’s recommendations included services for renters to reduce displacement, strengthening the City’s existing Rental Housing program and providing funding for down payment assistance and TBRA to help stabilize households.

In November 2018 regional voters passed the Regional Affordable Housing Bond, which provides funding for the development of affordable housing. Gresham has collaborated with Metro to create an Intergovernmental Agreement for this funding and develop a plan that addresses local needs to utilize its share of this funding, which will create 187 housing units in the City. Gresham released a Notice of Funding Availability in Spring 2020 to identify initial housing investments to receive bond funding.

In May 2020 regional voters passed a 10-year Metro homeless services tax measure, which is estimated to provide approximately \$250 million annually to address homelessness in Multnomah, Washington and Clackamas Counties. Metro plans to begin to work with counties to create plans for how these funds will be spent soon and funding should be available starting in 2021.

DRAFT

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

Waiting for updated information from PHB.

Addressing the emergency shelter and transitional housing needs of homeless persons

Waiting for updated information from PHB.

The City of Gresham uses CDBG funding to support the housing stabilization needs of youth and families through the Willow Tree program. Nine families comprised of 31 formerly homeless individuals received rent assistance with assertive engagement through Willow Tree and Gresham Private Market funding this fiscal year. Willow Tree offers supportive services to extremely low-income Gresham homeless family members that face significant barriers to permanent housing. Additionally, this program provides educational groups with free on-site childcare for Gresham residents on topics that help them gain self-sufficiency and permanent housing stability such as, money management, housing readiness, employment readiness and computer skill building.

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

Waiting for updated information from PHB.

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

Waiting for updated information from PHB.

Gresham funded 2 Tenant Based Rental Assistance (TBRA) programs during the 2019 PY. These providers have very different, but equally effective approaches. Human Solutions concentrates on short term rent assistance to stabilize households with 1-4 months of TBRA; occasionally increasing to 6 months. JOIN focuses on individuals or families living on the streets of Gresham or accessing Gresham services regularly and provides up to a year of TBRA and security deposit assistance to eliminate financial barriers to housing.

DRAFT

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

Actions taken to address the needs of public housing

Waiting for updated information from PHB.

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

Waiting for updated information from PHB.

Actions taken to provide assistance to troubled PHAs

Home Forward is not considered a troubled PHA.

DRAFT

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 2019, Rental Housing staff conducted 103 complaint based inspections and 1,018 mandatory inspections for a total of 1,121 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.

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 Fair Housing Council of Oregon (FHCO) reported that for Gresham from July 1, 2019 through June 30, 2020 there were XX Intakes(hotline calls) with X Allegations.

The City sponsored FHCO with a \$2,000 contribution to their Fair Housing month activities and the Rosewood Initiative, a community center in the Rosewood neighborhood that hosts a Homeownership Fair annually, for \$250.

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

Gresham is seeing an increase in poverty 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 TBRA 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. The City, in partnership with Multnomah County, conducted a community needs meeting at the Gresham Multnomah County building in November 2019. 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, has two Homeless Services Specialists. They work with homeless folks 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. The City, with General Fund dollars, partners with Central City Concern to provide paid, mentored work experience for individuals transitioning out of homelessness.

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 A Home For Everyone Board. The City of Portland, City of Gresham, and Multnomah County are all involved in the work of the A Home for Everyone planning group, which fulfills the CoC planning and policy development in addressing homelessness. The A Home for Everyone Office will add more staff from both the City of Portland and Multnomah County and become the “Homelessness Services Lead Agency” for the Consortium. Federal resources such as EOI are part of a package of supportive employment, training, and economic stability services directed at households in low-income housing.

The City of Gresham allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. Included in Public Services, the City provides funding to the Willow Tree program. Willow Tree provided critical services ensuring that persons 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 are supported through the Living Solutions program which assists low-income persons to gain job skills and then places those individuals in career-path jobs.

The City sponsors a program to encourage small businesses by offering incentives for permits and licenses for remodeling and façade improvements for vacant and some occupied business spaces. The Small Business Center actively assists potential businesses in Central Rockwood, the Civic Neighborhood or Downtown. 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 have been assisted to the benefit of both the business and the community.

Through its Redevelopment Commission, Gresham has significant investment in the Rockwood Rising project. 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. 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. Combined, this is contributing to an overall regional access crisis-access to affordable housing, food, living wage jobs, and commercial retail space. Rockwood Rising will build 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 Rockwood Rising Development project is a 5.8 acre site located in the heart of the Rockwood neighborhood. It will house 200,000 square feet of commercial, educational, and community meeting space. The project will offer a comprehensive set of programming that builds capacity and provides opportunities for community members to be work-force ready-

through skills building and trainings- while providing a venue to apply their new skills and test their talents through a food marketplace. The project will have 108 new housing units, 22 of which will be reserved for individuals/families earning 80% or below MFI.

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 high school 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: advanced electronics and specialized machinery and equipment. An integral component is supporting a trained workforce. Part of this development incorporates efforts by WorkSource (WSI) and Mt. Hood Community College which recently developed an industry-supporting curriculum in mechatronics (the interface between machines and software).

The City's new Active Transportation Plan (ATP) is a road map for defining when and how the City of Gresham can make improvements to walking and biking infrastructure. The goal of this plan is to enhance livability within Gresham by creating safer streets to enable access for citizens of all ages and abilities. We had 2 phases of community engagement to develop the ATP, including community input regarding barriers to walking and biking in Gresham. City staff collected input at the Gresham Farmers Market and Neighborhood Association meetings; maps and questionnaires were posted online, gathering 333 comments. Regional data shows that communities of color and low-income citizens are most likely to use walking and biking as transportation methods. To better engage these communities the City hired 6 community members as Liaisons. Over a 3-month period they planned and led 3 community walks and 3 community events, conducted 77 interviews and knocked on 161 doors. The next phase focused on identifying projects and areas of concern in order to prioritize projects. During this phase the City hired 5 Community Liaisons and trained them to assemble focus groups within the community to gather feedback.

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)

In 2013, leadership from the City of Portland, City of Gresham, Multnomah County, and Home Forward created a renewed plan for ending homelessness in our community, called A Home for Everyone: A United Community Plan to End Homelessness in Multnomah County (AHFE). The plan chartered a new coordinating board to provide shared oversight of our community's work to end homelessness. The board is led by an executive committee, comprised of elected officials from Portland, Gresham and Multnomah County; leadership from Home Forward and Meyer Memorial Trust; as well as representatives from the faith and business community. That Coordinating Board and its Executive Committee, with leadership from local jurisdictions, developed a comprehensive action plan in spring 2015, and implementation is underway. The action plan recommends investments in the most effective strategies. HART is fully aligned with the priorities and goals of A Home for Everyone.

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.

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 2019-20 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 throughout the City 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, while the primary 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 2019, Rental Housing staff conducted 108 complaint based inspections and 1,018 mandatory inspections for a total of 1,121 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.

The Fair Housing Council of Oregon (FHCO) reported that for Gresham from July 1, 2019 through June 30, 2020 there were XX Intakes(hotline calls) with X Allegations.

The City sponsored FHCO with a \$2,000 contribution to their Fair Housing month activities and the Rosewood Initiative, a community center in the Rosewood neighborhood that hosts a Homeownership Fair annually, for \$250.

The City is also improving an array of housing choices for residents in the future. Gresham adopted amendments to the City's Housing Policy in 2013. The Housing Policy project provided housing data and information on housing trends used to develop housing goals, policies and action measures for Gresham as a whole, Downtown, the Civic Neighborhood and Rockwood.

City Council initiated a Housing Task Force in 2018 comprised of a wide range 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 and recommendations in September 2019. The final report highlighted the changing demographics and increased diversity in Gresham. Gresham is relatively affordable compared to other communities in the Portland metro region, so many families move to Gresham as rent increases in other areas. This has created an increase in competition for housing and higher rents in Gresham, resulting in fewer housing choices available to working families and seniors on fixed incomes. Since the last recession in 2008, Gresham has added approximately 1,000 additional housing units, which is not enough to keep up with increasing demands. The task force identified a need for additional housing in Gresham across all income levels.

The final report also included several recommendations to address the changing needs in Gresham. Recommendations included increasing services for renters, offering down payment assistance to homebuyers and rent assistance to renters, strengthening the City's existing rental housing program,

increasing education for renters, homebuyers and landlords and supporting the implementation of new state rules such as SB608, which provides a framework for rent regulations that all Gresham landlords are required to follow.

The City continues to work with the Department of Land Conservation and Development and Oregon Housing and Community Services on policy resources to assist in housing development and services to support residents. The City is working with partners (The Division Transit Project, Metro, TriMet, the City of Portland, the Oregon Department of Transportation and Multnomah County) to meet transportation needs of Gresham residents and bring key investments to Gresham. Along with transit elements, plans call for actions regarding safety, economic development, community enrichment (“placemaking” particularly around hubs), and housing.

The City adopted several guiding principles regarding housing as a guide for affordable housing. In essence these principles recognize that everyone in Gresham deserves a decent, safe and affordable place to live and that sustainable and vibrant communities require a balance of jobs, housing and services. The principles recognized early on that concentrations of poverty and minority populations could block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods (Affirmatively Furthering Fair Housing). 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.

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 provides monitoring for CDBG and HOME funded projects. Monitoring activities include program performance, fiscal accountability and regulatory compliance and may involve desk monitoring and/or on-site monitoring. An objective of all desk and on-site monitoring is to ensure that the City will meet the goals and objectives set forth in the Consolidated Plan. Staff of the CDBG/HOME Program and Financial Management Services monitors CDBG and HOME projects.

Desk monitoring consists of completion of Risk Assessment and Desk Monitoring checklists; as well as, reviews of invoices and progress reports, external audits and other materials submitted by the contracting agency. This monitoring is to determine that the project is on schedule, fiscally accountable and compliant with contractual requirements and regulations. For the 2019 PY the City continued with desk monitoring of all subrecipients and determined all were in compliance.

On-site monitoring can include any or all of the following: program and systems review at the contractor facility (e.g., income verification forms and process for collecting information), visiting sites where the activity is being carried out (e.g., a house under construction or the operation of a public service activity) or has been completed (in the case of property improvements), interviewing agency staff, and fiscal and systems review. In 2019-20 the City has scheduled on-site monitoring for Human Solutions' Willow Tree and TBRA programs, Living Solutions, DIY Weatherization, JOIN and Proud Ground, but was unable to complete on-site monitorings scheduled due to the coronavirus pandemic. The City will resume on-site monitoring as soon as it is safe to do so and will explore alternatives to on-site monitoring to ensure ongoing compliance while we are unable to do site visits.

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, 2019 through June 30, 2020. The City provided a 30-day comment period commencing September 8, 2020 and concluding October 8, 2020. 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 9/8/20 and was posted on the City of Gresham's Community Revitalization

Website 9/8/20. A Public hearing for comment on the draft was held September 16th, 2020 at the Community Development and Housing Subcommittee meeting. **Add summary of comments 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 fourth reporting year of the City's performance against its five-year Consolidated Plan. As a result no program objectives have changed. However, some of the City's Strategic Goals are no longer realistic based on the projects currently funded. For example, MESO, who administered a microenterprise assistance program in 2017 and 2018, did not request funding from the City in 2019, so no progress could be made toward the City's strategic goal.

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

No

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

DRAFT