

# Oregon's Proposed 2017 Consolidated Annual Performance Evaluation Report



# Acknowledgements

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State of Oregon

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**Cover: 2017 Projects** (clockwise)  
Projects Completed in 2017

The Concord  
Medford  
Multifamily/ Total 50 units  
OHCS Funding: HOME, LIHTC, LIWX

Mountain Vista  
Medford  
Multifamily/46 units  
OHCS Funding: HOME, GHAP, LIHTC, LIWX

Colonia Jardines  
Multifamily/20 units  
OHCS Funding: HOME

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# CAPER Overview

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Oregon Housing and Community Services Department (OHCS) is the lead agency responsible for facilitating the development and submission of Oregon's Consolidated Plan, Annual Action Plan and CAPER.

The 2017 Consolidated Annual Performance Report (CAPER) is the second reporting document for Oregon's 2016-2020 Consolidated Plan period. The report describes and evaluates how the State of Oregon invested formula funds received from the U.S. Department of Housing and Urban Development (HUD) to meet Oregon's affordable housing and community development needs from January 1, 2017 through December 31, 2017.

The 2016-2020 Consolidated Plan is available at the following link:

<http://www.oregon.gov/ohcs/pages/consolidated-plan-five-year-plan.aspx>

The information included in this report has been prepared and provided by the following three agencies for the programs each agency administers.

## Oregon Housing and Community Services (OHCS)

- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program (HOME)
- National Housing Trust Fund (HTF)

## Business Oregon

- Community Development Block Grant (CDBG)

## Oregon Health Authority (OHA)

- Housing Opportunities for Persons with AIDS (HOPWA)

## Goals and Outcomes (CR-05)

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The Consolidated Annual Performance and Evaluation Report (CAPER) is submitted to the U.S. Department of Housing and Urban Development (HUD) to provide a summary of the program year's performance for the five formula grants; Community Development Block Grants (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), National Housing Trust Fund (HTF) and Housing Opportunities for Persons with AIDS (HOPWA), against the objectives set out in the strategic plan section of the 2016-2020 Consolidated Plan, and the 2017 Action Plan. The primary HUD goals for the use of these program funds is to provide decent housing, create suitable living environments and expand economic opportunities.

**Assess how the state'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.**

Highlighted below are some of the major initiatives that were executed in 2017 in an effort to meet HUD's goals for the five programs; provide decent housing, suitable living environments, and expand economic opportunities, and as part of Oregon's effort to carry out its 2016-2020 Consolidated Plan Strategic Plan, and 2017 Annual Action Plan:

- Oregon Housing and Community Services (OHCS) announced down payment assistance fund awards. The 17 top scoring applications were awarded a total of \$1,697,200.
- The Oregon Homeownership Stabilization Initiative (OHSI) provided a total of \$95 million for homeowners falling behind on property taxes or mortgage payments.
- The Cornerstone Apartments, in Salem Oregon, began construction for 180 affordable homes. Cornerstone is the first Local Innovation and Fast Track (LIFT) housing program project to begin construction in Oregon.
- The Point-in-Time Homeless Count took place in January of 2017. OHCS developed a new Point-In-Time Homeless Count dashboard which includes demographics for all populations; homeless, veterans, or sub-populations by county. The dashboard can be accessed at this link.  
[https://public.tableau.com/profile/oregon.housing.and.community.services#!/vizhome/InformationDashboardPITCount\\_1/Point-in-TimeCount](https://public.tableau.com/profile/oregon.housing.and.community.services#!/vizhome/InformationDashboardPITCount_1/Point-in-TimeCount)
- In the 2017 legislative session the State Legislature approved \$1.5 million to further help homeless veterans in Oregon. Oregon released a new interactive information dashboard

that allows the user to view the Point-in-Time data by county for 2015-2017. This tool is available online at <http://tabsoft.co/2vDk00L>.

- Oregon announced the availability of financial help for homeowners who lost their home due to wildfire. The Wildfire Damage Housing Relief Account helps low-income Oregonians by providing up to \$7,000 in assistance.
- Oregon allocated \$350,000 in resources to provide immediate assistance for Oregon's homeless veterans. The funds are implemented through Community Action Agency partners, and delivered through the Veterans Emergency Housing Assistance program administered by OHCS.
- The Oregon State Legislature provided \$40 million in funding to support the Emergency Housing Assistance (EHA) program and the State Homeless Assistance Program (SHAP). These resources are implemented through Community Action Agency partners across the state to provide emergency shelter, transitional housing and other resources to immediately get people off the street and help them eventually find long-term, stable housing. This investment is a four-fold increase from previous biennia and is in direct response to the current housing and homeless crisis we are experiencing in Oregon.
- Oregon made available \$3.625 million in Agriculture Workforce Housing Tax Credits.
- Oregon Housing and Community Services announced the new Multifamily Energy Program (MEP), formerly known as the Low Income Weatherization Program. MEP is being implemented by TRC Engineers Inc. in partnership with OHCS's Energy Services section within the Housing Stabilization Division.



Colonia Jardines  
Multifamily/20 units  
OHCS Funding: HOME  
Year Completed: 2017

**Table 1 details each program's goals as outlined in the 2016-2020 Consolidated Plan, and Oregon's performance in meeting each of those goals for program year 2017.**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Administration	CDBG: \$1,705,578 HOME: \$2,775,560.00 HTF \$314,323.10	Other	Other	2	2	100.00%	1	1	100%
Affirmatively further fair housing	Fair Housing	HOME: \$375,000.00	Other	Other	1	1	100.00%	1	1	100%
CDBG - Emergency Projects	Non-Housing Community Development	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0
CDBG - Emergency Projects	Non-Housing Community Development	CDBG: \$00.00	Other	Other	0	0	0	0	0	0
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$11,014,400	Other	Other	30	12	40%	6	8	133.33%
CDBG - Microenterprise Assistance	Non-Housing Community Development	CDBG: \$11,59,411.00	Other	Other	15	2	13.33%	3	1	33.33%
CDBG - Public Works	Non-Housing Community Development	CDBG: \$29,564,969.00	Other	Other	10	7	70.00%	2	3	150.00%
CDBG - Public/Community Facilities (DH1)	Homeless Non-Homeless Special Needs	CDBG: \$1,500,000.00	Other	Other	1	0	0.00%	0	0	0

CDBG - Public/Community Facilities (SL1)	Non-Housing Community Development	CDBG: \$7,365,874.00	Other	Other	3	4	133.33%	1	2	200.00%
CDBG - Public/Community Facilities (SL3)	Non-Housing Community Development	CDBG: \$7,365,874.00	Other	Other	3	1	33.33%	0	0	0.00%
CDBG-Community Capacity/ Technical Asst (1%)	Non-Housing Community Development	CDBG: \$602,789.00	Other	Other	15	5	33.33%	3	2	66.67%
CHDO Operating Support Grant	Affordable Housing	HOME: \$1,575,280.00	Other	Other	4	4	100.00%	4	5	125%
Fund affordable housing	Affordable Housing	HOME:\$21,413,790.00 Housing Trust Fund: \$15,000,000.00	Rental units constructed	Household Housing Unit	300	136	45.33%	60	170	283%
			Rental units rehabilitated	Household Housing Unit	200	61	30.50%	30	21	70%
Prevent and divert people from becoming homeless	Homeless	HOME: \$5,365,985.00 ESG: \$2,260,648.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	1550	77.75%	400	562	140.50%
			Homelessness Prevention	Persons Assisted	8500	2662	31.32%	1700	916	53.88%
Provide people with HIV/AIDS supportive housing	Supportive housing for people with HIV	HOPWA: \$1,937,370.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	151	0%	0	72	
			Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	67	0%	55	67	
			Jobs created/retained	Jobs	0	0	0%	0	0	
			Housing for People with HIV/AIDS added	Household Housing Unit	133	75	56.39%	55	0	0.00%

Reduce homelessness	Homeless	ESG: \$6,604,637.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	2173	108.65%	400	775	193.75%
			Homeless Person Overnight Shelter	Persons Assisted	31000	10591	34.16%	6200	2938	47.39%
			Other	Other	3800	1843	48.50%	760	642	84.47%

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

**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. This section includes an assessment of 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.**

### **Community Development Block Grant (CDBG)**

In 2017, top priority needs for the CDBG program included public works, community facilities, and housing. Priority needs were based on responses and information received through public outreach and consultation with advocacy groups, non-profit partners, and topical research. Oregon placed an emphasis on a project's readiness to proceed and the party's capacity to move forward with a well-developed project. Following is a summary of the CDBG program goals and outcomes for the 2017 program year:

- Housing Rehabilitation: Six projects, Eight were funded (exceeded goal)
- Microenterprise Assistance: Three projects, one funded
- Public Works: Two projects, three funded (exceeded goal)
- Public/Community Facilities (SL1): One project, two funded (exceeded goal)
- Public/Community Facilities (SL3): One project, zero funded
- Community Capacity/Technical Assistance: Three projects, two funded

Oregon altered the funding targets outlined in the 2017 CDBG MOD for the following reasons:

- Projects are funded based on the types and quantity of applications received and the availability of funds in accordance with the priorities determined and allocated during the 2016 open and competitive application rounds.
- Nineteen CDBG project applications were received; totaling \$10,244,083. The limited CDBG resources allowed twelve out of nineteen projects to be funded.
- The number of applications received supported the program priorities, specifically public works, for communities throughout Oregon.

## **HOME Investment Partnerships Program (HOME)**

HOME 2017 funding priorities were designed to specifically address objectives of increasing and preserving the state's affordable housing resources, and providing rental assistance directly to the communities. HOME funds were used to provide rent assistance, develop multifamily housing, and to support Community Housing Development Organizations in meeting the goals and objectives established. In 2017, Oregon exceeded 2017 goals for the HOME program.

### **HOME Multifamily Rental**

A total of 191 Multifamily Rental Units were completed during 2017. Annual goals were exceeded.

Fund Affordable Housing – Rental Units Constructed

Proposed for 2017: 60 units

Actual for 2017: 170 units

Fund Affordable Housing – Rental Units Rehabilitated

Proposed for 2017: 40 units

Actual for 2017: 21 units

### **HOME Tenant Based Rental Assistance (HOME TBRA)**

The 2017 funding priorities for HOME Tenant Based Rental Assistance (TBRA) were to provide rental assistance to stabilize housing for very low income households at risk of becoming homeless. The amount of HOME TBRA allocated to subgrantee was based on four criteria: the percentage of households in a subgrantee's service area with housing burden, severe housing burden, income below federal poverty level, and income at or below 50 percent median household income.

Prevent and divert people from becoming homeless:

Proposed for 2017: 400 households

Actual for 2017: 562 households

### **Housing Trust Fund (HTF)**

Oregon did not receive a Housing Trust Fund allocation until January of 2017. Housing Trust Fund, a new federal affordable housing production program, will be leveraged with other federal and state funding and made available through OHCS' annual LIHTC and HOME NOFAs in January 2018 as an additional source of funding for multifamily rental housing projects to serve extremely low income (ELI) households.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

Oregon Health Authority (OHA) helps people living with HIV/AIDS create a continuum of stable, sustainable housing through the Oregon Housing Opportunities in Partnership (OHOP) program. The OHOP program met the objectives identified in the 2016-2020 Consolidated Plan by assisting households in establishing and maintaining a stable living environment, reducing the risks of homelessness, and improving access to HIV treatment and other health care and support. The OHOP Program used HOPWA formula funding to provide Tenant Based Rental Assistance (TBRA), permanent housing placement in the form of deposits, supportive services through housing case management, and housing information to individuals on the program waitlist.

One of the primary goals of the OHOP program is to increase client engagement in, and access to care and support for people with HIV/AIDS. In 2017, clients served with HOPWA housing assistance under the OHOP Formula Grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes were assessed directly from client-level service utilization data obtained through collaboration with the Part B Ryan White Program HIV/AIDS surveillance system, and Low Income Housing Energy Assistance Program (LIHEAP) program database.

The HOPWA program goals for 2017 were to provide fifty five clients with tenant based rental assistance; the OHOP Formula Grant exceeded the 2017 goal, providing TBRA to 67 households. Outcomes from those services included:

- Ninety five percent of households served with TBRA continued in the program or left the program to stable, permanent housing situations, to include self-sufficiency in private housing or other housing subsidy programs, namely Section 8;
- One hundred percent of households had a housing plan for establishing and/or maintaining stable, ongoing residency;
- One hundred percent of clients had documented recent contact with their Ryan White Case manager for ongoing case management and support services;
- Ninety five percent of clients saw a health care provider for HIV/AIDS care;
- One hundred percent of clients had access to health insurance or medical assistance; and
- Seventy percent successfully accessed or maintained qualification for sources of income.

Oregon Health Authority is pleased to announce that of the 67 TBRA clients, 53 continued receiving subsidy assistance; 11 left the program to permanent housing. Of those who left to permanent housing, five clients achieved self-sufficiency, five transitioned to Section 8 and one transferred to a different HOPWA subsidy. Two of the remaining clients transitioned to more temporary housing situations. Lastly, one client was incarcerated.

### **Emergency Solutions Grant Program (ESG)**

The 2017 funding priorities for ESG funds were to prevent and divert people from becoming homeless; addressing the priority need for rent assistance and related costs necessary for people at-risk of homelessness to secure and retain permanent housing. ESG funds used to reduce homelessness addressed three priority needs; rapid rehousing with supportive services, rent assistance and shelter beds, and homeless services.

Prevent and divert people from becoming homeless:

- Proposed for 2017: 1,700 persons
- Actual for 2017: 916 persons

Reduce homelessness through rapid rehousing:

- Proposed for 2016: 400 persons
- Actual for 2016: 775 persons

Vacancy rates and high rents negatively affected the success of extremely low-income households in obtaining permanent housing. With these barriers in mind, OHCS estimated a low rate of re-housing. To address the poor availability of rental housing, many subgrantees dedicated staff to networking with landlords and helping clients with housing searches. These efforts resulted in a larger number of participants obtaining housing than projected.

Reduce homelessness through shelter:

- Proposed for 2017: 6,200 persons
- Actual for 2017: 2,938 persons

Due to extreme weather conditions and other unexpected situations, shelter use, including hotel/motel vouchers and transitional shelter, were maximized to assist the homeless population in both the urban and rural counties in the state resulting in shelter use that was 23 percent higher than anticipated.

Reduce homeless through street outreach:

- Proposed for 2017: 760 persons
- Actual for 2017: 642 persons

# Racial and Ethnic Composition of Families Assisted (CR-10)

The table below details the number of families and beneficiaries, by race and ethnicity, assisted using HUD-Funded programs during calendar year 2017.

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>	<b>ESG</b>	<b>HTF</b>
White	5335	551	70	3726	0
Black or African American	28	14	8	444	0
Asian	47	12	0	48	0
American Indian or American Native	175	31	1	153	0
Native Hawaiian or Other Pacific Islander	22	4	0	189	0
<b>Total</b>	<b>5607</b>	<b>612</b>	<b>79</b>	<b>4560</b>	<b>0</b>
Hispanic	1115	74	5	882	0
Not Hispanic	4492	538	74	3678	0

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

## Community Development Block Grants (CDBG)

The ethnicity and race data reflected above for the CDBG program is drawn from the ethnicity breakdowns provided in the applications for CDBG funding. They are projections based on what is known at the time of the applications. Actual numbers will be reported upon project completion and closeout.

### HOME TBRA race and ethnicity data not included in above table:

- American Indian/ Alaskan Native and White: 5
- Asian and White: 0
- Black/African American and White: 7
- Other Multi-Racial: 9

### ESG race and ethnicity data not included in above table:

- Multiple Races: 546
- Don't know/refused: 123
- Information missing: 51

### **HOME Investment Partnerships Program (HOME)**

The HOME Multifamily rental program collects race and ethnicity data only from tenants in HOME-assisted units. This data is based on self-reporting. OHCS staff enter the information into the Integrated Disbursement and Information System (IDIS) at project close-out.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

Oregon Housing Opportunities in Partnership (OHOP) collects race and ethnicity data from participants. The Oregon Health Authority estimates that 6,969 people with diagnosed HIV infection were living in Oregon at the end of 2015. Of the 6,969 Oregon residents living with HIV, 88 percent were male and 75 percent were White.

Recent demographic trends show that new HIV diagnosis rates are nearly five times higher among Black and African Americans than White and 1.8 times higher for Hispanic than for White non-Hispanics.

The Oregon HIV/Viral Hepatitis/Sexually Transmitted Infections Integrated Planning Group (IPG) is an advisory group to the HIV/STD/TB Section of the Oregon Health Authority, which has developed a comprehensive five-year plan that works toward ending new HIV transmissions in Oregon ([www.endhivoregon.org](http://www.endhivoregon.org)). Health equity is central to both the End HIV Oregon plan and Public Health Modernization at the Oregon Health Authority.

### **Emergency Solutions Grant Program (ESG)**

Oregon Housing and Community Services (OHCS) is developing data dashboards that can be accessed by our partners through the OHCS website. The dashboards will include information about the racial and ethnic composition of each subgrantee's service area. This will allow OHCS to lead the discussion with the subgrantee network about service provision representative of the racial and ethnic components of the communities the providers serve.

# Resources and Investments (CR-15)

## Resources made available

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	12,078,330	\$10,146,769.00
HOME	HOME	6,365,809	\$293,337
HOPWA	HOPWA	522,647	\$350,195.14
ESG	ESG	2,015,624	\$1,534,657
HTF	HTF	3,143,231	0

Table 3 - Resources Made Available

### Community Development Block Grants (CDBG)

The amount above includes 2017 grant allocation and unobligated amount less one percent, and state administration funds allowed by the CDBG program.

### Geographic distribution and location of investments

Oregon does not define geographic priorities when allocating funds identified in this plan. In lieu of Table 4, Geographic Distribution and Location of Investments, the information, and tables, below identify where program projects were located.

### Community Development Block Grants (CDBG)

2017 CDBG Awards were made as follows:

- Microenterprise Assistance – City of La Grande
- Public Works – City of Irrigon, City of Falls City, City of Haines
- Public/Community Facilities – Baker County , City of Prineville
- Housing Rehabilitation – City of The Dalles, City of Harrisburg, City of Pilot Rock, City of Stayton, City of Ontario, City of Roseburg, City of Astoria and Union County

**HOME Investment Partnerships Program (HOME)****Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
No geographic priorities			

**Table 4 – Identify the geographic distribution and location of investments**

Geographic priorities for the HOME Program are not designated by OHCS. The following is a list of HOME assisted Multifamily Rental Projects completed in 2017:

**HOME Table 4a**

Project	City	County
Mountain Vista	Medford	Jackson
Patriot Station	White City	Jackson
Colonia Jardines	Silverton	Marion
The Concord	Medford	Jackson
Victorian Court	Scappoose	Columbia

HOME assisted Multifamily Rental Projects that received funding reservations in 2016:

**HOME table 4b**

Project	City	County
Azimuth 315	Bend	Deschutes
Rogue River	Glendale and Rogue River	Jackson
Colonia Unidad and Esperanza Court	Woodburn	Marion
The Greens	Molalla and Milton Freewater	Marion and Umatilla

HOME Community Housing Development Organizations (CHDO) Operating Grants:

CHDO	Counties
Farmworker Housing Development Corporation	Marion, Polk
Community Action Team	Clatsop, Columbia, Tillamook
Polk Community Action Corporation	Polk
St. Vincent dePaul	Lane, Marion
Neighborworks Umpqua	Douglas

**HOME table 4c**

No publically owned land or property located within the jurisdiction was used to address the needs identified in the plan.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

The delivery of HOPWA services is based on prioritization of need, not geographic location. The allocation of expenditures can vary from year to year. The 2017 expenditures, based on the four regions of service delivery, are found in table below.

<b>Region</b>	<b>Actual Percent of TBRA Allocation</b>
1 - Northwest (Clatsop, Lincoln, Marion, Polk, Tillamook Counties)	24%
2 - Central (Lane County)	18%
3 - Southern (Coos, Curry, Douglas, Jackson, Josephine, Klamath, Lake Counties)	37%
4 - Eastern (Baker, Benton, Crook, Deschutes, Gilliam, Grant, Harney, Hood River, Jefferson, Linn, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, Wasco, Wheeler Counties)	21%

**HOPWA Table 4d**

### **Leveraging**

**The section below explains 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.**

#### **Community Development Block Grants (CDBG)**

Despite not having a matching funds requirement, the CDBG program leveraged \$3,290,797 in matching funds from federal, state and local sources.

#### **HOME Investment Partnerships Program (HOME)**

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	19,261,556.72
2. Match contributed during current Federal fiscal year	460,023.42

<b>Fiscal Year Summary – HOME Match</b>	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	19,721,580.14
4. Match liability for current Federal fiscal year	1,044,256.19
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	18,677,323.95

**Table 5 – Fiscal Year Summary - HOME Match Report**

**Multifamily Rental Housing Development**

2017 OHCS HOME Commitments (funded projects):

- Six multifamily rental projects received HOME commitments and are currently under way
- HOME funding committed: \$4,028,351
- Non-HOME funding awarded: \$42,768,703
- Total project cost for all six projects, including all funding sources: \$46,797,054
- HOME leverage was \$9.41 on the dollar for six HOME funded projects

**2017 OHCS NOFA Total Reservations:**

- Eight multifamily projects received OHCS NOFA Reservations
- Total OHCS resources (includes LIHTC Annual Allocation): \$12,515,396
- Oregon Affordable Housing Tax Credit program: \$4,040,000
- Total Project cost for all eight projects, including all funding sources (public and private): \$131,581,036

**2017 OHCS NOFA Reservations to HOME Projects (not yet funded):**

- Four multifamily projects received HOME reservations
- HOME Funding Reservations: \$3,144,872
- Non-HOME funding reservations for HOME Projects: \$6,789,475
- Total proposed project costs for all four projects including all funding sources (private and public): \$58,076,098
- HOME Leverage is potentially \$ 18.46 on the dollar for the four HOME projects

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
17274	2/21/17	71,390						71,390
17318	7/24/17	93,708						93,708

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
17227	7/27/17	51,918						51,918
17318	8/2/17	58,985						58,985
17397	9/19/17	34,006						34,006
17393	9/21/17	58,325						58,325
17393	10/18/17	6,482						6,482
17420	11/20/17	7,000						7,000
17393	12/4/17	5,104						5,104
17393	12/13/17	66,105						66,105
Total								\$460,023

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
7,000	83903.67	0	0	90,903.67

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	\$16,433,408	0	0	0	0	\$16,433,408
Number	2	0	0	0	0	2
<b>Sub-Contracts</b>						
Number	87	1	0	1	4	81
Dollar Amount	\$14,667,034	\$209,073	0	\$72,901	\$285,295	\$14,099,765
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Dollar Amount	\$16,433,408	0	\$16,433,408			
Number	2	0	2			

<b>Sub-Contracts</b>			
Number	87	7	80
Dollar Amount	\$14,667,034	\$403,309	\$14,263,725

**Table 8 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	N/A					
Dollar Amount	N/A					

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition					
Parcels Acquired		5	\$2,441,419		
Businesses Displaced		0			
Nonprofit Organizations Displaced		0			
Households Temporarily Relocated, not Displaced		21	\$128,109		
Households Displaced*	Total	Minority Property Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Number	0				
Cost	0				

\*No permanent displacement Table 10 – Relocation and Real Property Acquisition

## Affordable Housing (CR-20)

This section includes an evaluation of Oregon's progress in meeting its specific goals of 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	800	1337
Number of Non-Homeless households to be provided affordable housing units	90	191
Number of Special-Needs households to be provided affordable housing units	55	67
<b>Total</b>	<b>945</b>	<b>1595</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	855	1404
Number of households supported through The Production of New Units	60	170
Number of households supported through Rehab of Existing Units	30	21
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>945</b>	<b>1595</b>

**Table 12 – Number of Households Supported**

**The difference between goals and outcomes and problems encountered in meeting these goals is discussed in this section.**

### Community Development Block Grants (CDBG)

The goal of the CDBG program, as it relates to affordable housing, is to provide decent housing and suitable living environments to low and moderate income people. The CDBG program's 2016-2020 Consolidated Plan goal is to fund 30 housing rehabilitation projects by December 31, 2020. In 2017 the State accepted, and funded, four Housing Rehabilitation projects which will assist and rehab approximately 190 households.

**HOME Investment Partnerships Program (HOME)**

The HOME program does not set specific goals for units provided for homeless, non-homeless, and special-needs populations, and therefore does not collect this data. While multifamily rental projects house people experiencing homelessness, non-homeless, and special-needs tenants, these tenant categories are not named as priorities for funding in the NOFA.

**Housing Opportunities for Persons with AIDS (HOPWA)**

The HOPWA program helps people with HIV/AIDS create a continuum of stable, sustainable housing. The OHOP program met the one year goal by assisting households in establishing and maintaining a stable living environment; reducing the risks of homelessness, and improving access to HIV treatment and other health care and support. The program goal set for 2017 was to assist 55 households through tenant based rental assistance. In 2017, OHOP assisted 67 households; exceeding the program goal by 22 percent.

**Discuss how these outcomes will impact future annual action plans.**

**Community Development Block Grants (CDBG)**

For 2017, the CDBG program exceeded the annual targets. For 2017, the Business Oregon enhanced its CDBG activities related to housing by seeking opportunities to collaborate with other affordable housing organizations, including OHCS.

**Housing Opportunities for Persons with AIDS (HOPWA)**

Although the program exceeded the goal of serving 55 households with tenant based rental assistance; the funding allocation was too little to meet the identified needs as evidenced by the stagnant wait list. OHOP will continue to collaborate with other service providers throughout the OHOP service area.

**The table below includes 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 <sup>1</sup>	HOME Actual	HTF Actual
Extremely Low-income	0	549	0
Low-income	0	64	0
Moderate-income	0	2	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 13 – Number of Persons Served

<sup>1</sup>**Community Development Block Grants (CDBG):** Due to the type and nature of applications received and projects funded, the state CDBG program does not track the extremely low and very low income persons served.

### Housing Opportunities for Persons with AIDS (HOPWA)

Housing Opportunities for Persons with AIDS serves people earning at or below 80 percent of MFI. The majority of participants are earning zero to 30 percent of MFI.

Percentage of Area Median Income		Households Served with HOPWA Housing Subsidy Assistance
1.	0-30% of area median income (extremely low)	63
2.	31-50% of area median income (very low)	12
3.	51-80% of area median income (low)	7
4.	<b>Total</b>	<b>79</b>

HOPWA Households Served Table



Mountain Vista  
 Medford  
 Multifamily/46 units  
 OHCS Funding:  
 HOME, GHAP, LIHTC, LIWX  
 Year Completed: 2017

## Homeless and Other Special Needs (CR-25)

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In this section, Oregon evaluates its progress in meeting specific objectives for reducing and ending homelessness through:

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

#### **Housing Opportunities for Persons with AIDS (HOPWA)**

In addition to HOPWA funding, OHA receives HUD funding through another grant; Continuum of Care dollars through the Rural Oregon Continuum of Care (ROCC). Funding through the ROCC provides permanent supportive housing to households who meet HUD's definition of homelessness. In addition, Ryan White funding may be used to provide emergency housing for case management clients in the form of hotel and motel vouchers. OHOP works in close coordination with homeless service providers through participation on the ROCC and other planning bodies.

#### **Emergency Solutions Grant Program (ESG)**

Twelve percent of OHCS subgrantee activity funded with ESG was used for direct outreach to unsheltered persons. OHCS continues to encourage outreach to unsheltered persons, including veterans. Coordination of effort and shared data will increase subrecipients' ability to identify and engage homeless persons, provide them with assessment through HMIS systems and facilitate a quicker, more efficient process to end their homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

#### **Emergency Solutions Grant Program (ESG)**

Fifty-six percent of the total persons assisted with ESG-funded activities were provided essential services while in shelter, or assessed and placed in either shelter or transitional shelter. A total of 230,560 shelter bed-nights were provided in 2017. Additionally, through coordinated entry programs, subrecipients were able to determine services that would best meet the person's needs, and expand the types and volume of resources available to their clientele by referring them to local partner agencies for services not available to the ESG subrecipient.

**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**

**Emergency Solutions Grant Program (ESG)**

Seventeen percent of persons served through the ESG program received homeless prevention services to facilitate households' abilities to retain their housing, including, but not exclusive to: rent subsidy, case management, completion of housing stability plans, and landlord mediation services. Oregon Housing and Community Services is working with Continuums of Care and other state agencies to better align our efforts and our data to identify the best ways to determine the service needs of populations not easily tracked, such as youth and the formerly institutionalized, in addition to other vulnerable populations. The ability to access shared data will help Oregon agencies identify and address systemic barriers experienced by our poorest, or potentially displaced, populations and assist us in work together with our partners to provide effective services.

**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**

**Community Development Block Grants (CDBG)**

Funding homeless shelters and shelters for victims of domestic violence are priorities of the CDBG program. One CDBG projects awarded in FY 2017, or assisted with FY 2017 funds, for person with special needs under Community Facilities, included a Senior Center/Food bank in the city of Prineville that serves Grant County. Business Oregon continues to collaborate with the Governor's Regional Solution Teams to provide technical assistance to address homelessness at the project development level.

### **Emergency Solutions Grant Program (ESG)**

Fourteen percent of persons assisted with ESG-funded activities were rapidly re-housed or received other housing assistance. Subrecipients offered case management, help locating available rental units, payment of housing-related costs, and other services to ESG clients as an integral step in securing housing and stabilizing households. Lack of affordable housing is a barrier to rehousing in Oregon. Landlords are more inclined to rent to households who have steady income and less financial health, and employment barriers that are barriers typical of the highest need homeless populations. Through non-federal funding sources, OHCS has assisted with the addition of housing navigator positions for a number of subrecipients. These staff are instrumental in helping homeless persons locate and obtain housing. Navigators provide a link from the rental owner to the community action agency.



Patriot Station  
White City  
Total Units: 54  
Veterans: 18 units  
OHCS Funding: HOME, LIHTC  
Year Completed: 2017

## Public Housing (CR 30)

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### **Actions taken to address the needs of public housing:**

Oregon, through OHCS, contributed financial or community resources to the following Public Housing projects:

**Yaquina-Southfair Bundle:** Oregon Housing and Community Services is providing Mental Health Housing Funds to the Salem Housing Authority for the acquisition and renovation of Yaquina building and Southfair Apartments for a total of 92 units, including 50 one bedroom units at Yaquina and a mix of one, two, and three bedroom units at Southfair.

**NE Grand Apartments:** Oregon Housing and Community Services is providing 4% LIHTCs to HomeForward for the construction of 240 units in Portland. HomeForward will own and develop the property.

**Village Meadows Apartments & La Pine Townhomes:** Oregon Housing and Community Services is providing LIFT funds to Housing Works in Central Oregon for the development of La Pine Townhomes in La Pine, Oregon and Village Meadows Apartments in Sisters, Oregon. La Pine Townhomes will provide housing for 42 households and Village Meadows Apartments will create 48 new affordable units. Within each property eight units will have project-based vouchers through the housing authority.

**Creekside Apartments and Freedom Square Part II:** Oregon Housing and Community Services is providing LIFT funds to the Housing Authority of Jackson County for the development of a 100 unit new construction, scattered-site project. One site will be located in Central Point, the other in White City. Each site will consist of 50 units and at each site eight units will be set-aside as Family Strengthening units, subsidized with project-based vouchers. Both sites will also integrate eight units of permanent supportive housing dedicated to homeless veterans using project-based VASH vouchers.

**Gladstone Square & Multnomah Manor:** Oregon Housing and Community Services is providing 4% LIHTCs to HomeForward for the rehab and preservation of 101 units at two different sites in Portland. Gladstone Square contains 48 two and three bedroom homes serving residents with income between 30 percent and 60 percent of AMI. Half of these units contain project-based rental assistance from HUD. Multnomah Manor contains 53 one, two and three bedroom homes serving residents with income between 50 percent and 80 percent of AMI. Thirty of the apartments have project-based Section 8 subsidy.

**Casa Sonada 3, 4, and 5:** Oregon Housing and Community Services has provided Agriculture Workforce Tax Credits and Oregon Rural Rehabilitation Loans to Housing Works in Central Oregon for the development of three single family homes in rural Madras for agricultural worker households earning up to 80 percent AMI. The tenant will have the option to purchase the homes after ten years for a set price of \$125,000.

In addition, OHCS engaged Public Housing Authorities (PHAs) in local discussions about housing needs and opportunities through:

- Health and Housing Forums
- Regional Solutions Housing Meetings
- The Statewide Association of Public Housing Authorities’ meetings,
- The Housing Choice Advisory Committee which oversees the implementation of Oregon’s source of income protection law and the Landlord Guarantee Fund

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

Individual Development Accounts, or IDAs, are matched savings accounts that build the financial management skills of qualifying Oregonians with lower incomes while they save towards a defined goal. The Oregon IDA Initiatives 2018 Evaluation Report expresses that IDAs build pathways of opportunity and create models of economic success in Oregon communities.

In 2017, the Oregon Individual Development Account (IDA) Initiative graduated 1,156 participants. Of the 1,156 graduates, 389 participants used the IDA program to reach their higher education goals. Another 329 participants used their IDA to start or expand a business. Most public housing residents who graduated the IDA program in 2017 saved towards a home purchase.

The table below details the 2017 accomplishments of the IDA program.

2017 Graduates of the IDA Program

Asset Type	Number of Graduates	Percent of total Graduates by Asset Type
Education	389	33.60%
Business-Start or expand	329	28.50%
Home Purchase	282	24.40%
Home Renovation	59	5.10%

Purchase technology or equipment to secure or retain employment	72	6.20%
Vehicles – Purchase and repairs	23	2.00%
Retirement Savings Account <sup>1</sup>	0	0.00%
Rental	2	0.20%
<b>Total</b>	<b>1156</b>	<b>100%</b>

<sup>1</sup> The first savers for the Retirement asset class enrolled in 2017 but no participant graduated in 2017.

The Oregon IDA Initiatives 2018 Evaluation Report concludes that with financial education, personalized support, and structured saving, IDA participants are building their financial capabilities and attaining assets that secure their futures and the futures of their children. To read more about the IDA Initiative go to <https://oregonidainitiative.org/overview/>.

### Homeownership Centers

Oregon has 17 homeownership centers located throughout the state. The Homeownership Centers are funded through the Homeownership Assistance Program which receives funding from a state document recording fee. The centers increase successful homeownership, access to affordable housing, and housing related services for very low to moderate-income families. Services include assistance with pre-purchase homebuyer education, financial coaching and pre-purchase homebuyer counseling and financial literacy education, foreclosure counseling, IDA access, and down payment assistance.

In 2017, Homeownership Centers helped Oregon families purchase 748 homes.

January 1, 2017 to December 31, 2017

- Completed Home Buyer Education Course: 2,201
- One on One Pre-purchase Counseling: 4,796
- Number of homes purchased: 748
- Total purchase price of homes purchase: \$179,961,262
- Average purchase price: \$241,235
- Opened IDA Accounts: 119
- Ethnicity of participants of Homeownership Centers:
  - Homes Purchased: 110 Hispanic, 615 Non-Hispanic, 23 chose not to respond
- Education & Counseling: 1,368 Hispanic, 4,958 Non-Hispanic, 49 chose not to respond

### Down Payment Assistance Program:

The Down Payment Assistance Program is administered by participating organizations for low and very low-income families and individuals, with a particular focus on low-income, first-time

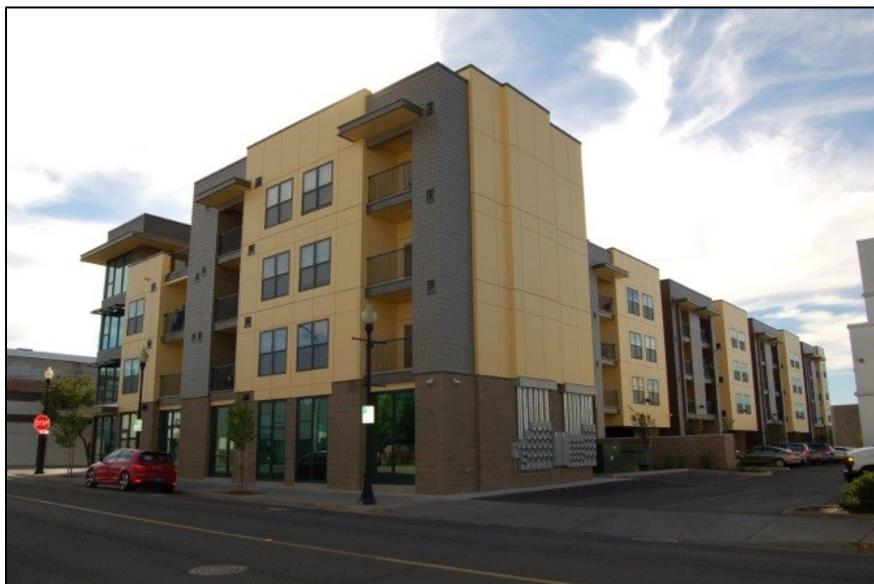
homebuyers. The programs are funded through the state's document recording fee and give qualified buyers who have completed a homebuyer education program up to \$15,000 for down payment or closing costs. To be eligible, participants must complete a homebuyer education class, and have an income that does not exceed 80 percent of area median income.

January 1, 2017 to December 31, 2017

- Total households receiving funds: 85
- Amount funded to clients: \$704,908
- Average Purchase DPA Amount: \$8,293
- Average Purchase Price: \$194,591
- Income Levels: ≤50 percent AMI – 20 clients, 51 percent to 79 percent AMI – 65 clients
- Ethnicity of Grant Recipients: 19 Hispanic, 76 Non-Hispanic (this includes co-borrowers)
- Areas Served (number of households): Benton: 7, Clackamas: 1, Deschutes: 7, Douglas: 2, Jackson: 1, Klamath: 13, Lake: 1, Lane: 1, Linn: 4, Malheur: 7, Multnomah: 21, Umatilla: 9, Wasco: 1, Washington: 8, Yamhill: 2

### **Actions taken to provide assistance to troubled PHAs**

There were no public housing authorities (PHAs) located in Oregon designated as troubled by HUD in 2017. However, if a PHA had received a designation as troubled, the PHA would have worked directly with HUD to resolve the issues.



The Concord  
Medford  
Multifamily/ Total 50 units  
OHCS Funding: HOME, LIHTC, LIWX

## Other Actions (CR-35)

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**This section captures actions taken to remove or reduce 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.**

Market forces put acute pressure on the number of affordable units available for low income families and individuals. In addition, many local policies, such as land use decisions, and fees and growth restrictions, further limit where and how many affordable units can be built. Limitations on how federal money may be used, and state legislative decisions, create barriers to building affordable housing.

### **2017 Legislation:**

2017 was a challenging legislative session with many competing policy issues and funding requests from across the state amidst limited resources. However, thanks to leadership from our legislators and the tireless advocacy of our partners, housing was both a major theme and a major recipient of state resources this session. The Oregon State Legislature made historic investments in housing, including:

- \$40 million to support the Emergency Housing Assistance (EHA) program and State Homeless Assistance Program (SHAP) (this includes funding at current service level and an additional \$30 million allocation),
- \$1.5 million to address veterans' homelessness,
- \$80 million in Article XI-Q general obligation bonds for the Local Innovation and Fast Track (LIFT) Housing Program,
- \$25 million in lottery-backed bonds to support the preservation of affordable housing, and an additional \$1.3 million for Oregon Foreclosure Avoidance, and
- The Legislature renewed the Oregon Affordable Housing Tax Credit (OAHTC) and expanded the credit's cap to \$25 million.

Oregon Housing and Community Services is excited about the passage of several bills that bring new programs to the agency, including:

- HB 2002 – Supported the agency's work to prioritize preservation and better monitor the state's inventory of publicly supported housing;

- HB 2912 – The Land Acquisition Program created a revolving loan program to allow affordable housing developers to purchase and hold land for future development;
- HB 2724 – The Rental Assurance Fund for Tenants restored a mitigation fund at OHCS that covers a portion of landlords' expenses for damages caused by a tenant who has completed a tenant education program;
- HB 3063 – Formalized the partnership between OHCS and the Oregon Health Authority and establishes a program for the development of mental health housing and residential services;
- B 3175 – This bill made statutory changes to allow LIFT general obligation bonds to support affordable homeownership; and
- SB 100 – Transferred the State Home Owner Weatherization (SHOW) program from the Oregon Department of Energy to OHCS. The SHOW program brings a new funding source to the agency to support low-income weatherization for oil-heated homes.

## Community Partnerships

### Integrator Program

The Integrator program has continued to establish strong partnerships with communities in need of more affordable housing. Oregon Housing and Community Resources' Integrators participated as partners in the following groups and activities:

**Statewide Supportive Housing Strategy Workgroup:** Oregon Housing and Community Resources and the Oregon Health Authority (OHA) collaborated to sponsor this workgroup to advise OHA and OHCS on key program and policy considerations to develop an implementation framework to support the housing and health services of individuals experiencing and at-risk of homelessness. The workgroup will leverage legislative, local, and state agency investments to develop strategies to increasing supported and supportive housing capacity across Oregon. The workgroup began in July 2017 and will convene for years. We are working with the Technical Assistance Collaborative to assist with facilitating workgroup meetings, bring to bear national best practices, and to bring out recommendations from the workgroup.

**Addictions & Mental health Planning & Advisory Council (AHMPAC):** States receiving funding through the Community Mental Health Services Block Grant (MHBG), are required to establish a Mental Health Planning and Advisory Council. The Substance Abuse and Mental Health Services Administration (SOHASA) recommended, in 2011, that states integrate representatives of substance use disorder prevention and treatment services on their Council and develop Behavioral Health Planning and Advisory Councils. The Addictions and Mental Health Division

(OHA) responded with the development of the Addictions and Mental Health Planning and Advisory Council (OHAPAC) which joins together representatives of substance use and problem gambling prevention, substance use, mental health, problem gambling treatment recovery support services consumers and their family members, and behavioral health services.

The **Olmstead/Housing Subcommittee** is a subcommittee of the AHMPAC. In 2017, this subcommittee reviewed the strategies outlined in the Olmstead Plan, and provided advice and recommendations regarding strategies to meet outcome goals identified in the Oregon Performance Plan based on reporting schedules.

**The Fairview Trust** was created to ensure access to housing opportunity for people with intellectual and developmental disabilities (IDD) using funds from the sale of the Fairview Center. In 2015, the Department of Human Services created the Fairview Trust Advisory Committee in order to ensure funds from the Trust were spent effectively and in a timely manner to advance housing opportunity for people with IDD. In late 2017, the Fairview Trust Advisory Committee began a discussion on how Trust dollars might be used to improve new affordable housing units. The Committee is in the process of drafting a proposal for OHCS that would include adding Fairview Trust dollars to the OHCS' 2018 Notice of Funding Availability (NOFA) to develop housing that will include additional accessibility options for people with IDD and are working at aligning these resources with the HUD 811 Supportive Housing for Persons with Disabilities Project Rental Assistance (PRA) program.

In early 2017, the Criminal Justice Commission and Association of Oregon Counties launched a new partnership to provide staff support to **Local Public Safety Coordinating Councils** (LPSCC's). Each county in Oregon has a LPSCC which includes corrections staff, public safety staff, social services staff, public health staff and others to collaborate for improved coordination, and to leverage Justice Reinvestment resources. Throughout the year, an OHCS Integrator met with Public Safety Coordinating Council Coordinators, working in communities to assess housing opportunities for persons reentering community from incarceration. In some communities, the need for transitional housing was the top priority, and the OHCS Integrator connected LPSCC Coordinator to the local Community Action Agency to explore potential resources. In other communities, permanent supportive housing was the priority, and the OHCS Integrator helped connect the LPSCC Coordinator to the Public Housing Authority and local housing developers to explore partnerships for housing with services.

Integrators also participate on the **Governor's Re-entry Council** and corresponding Implementation Teams such as the Aging Population, Juvenile Re-entry, and Veterans. The

Teams are charged with exploring tools and supports necessary to positively impact and influence successful re-entry; identify barriers, improve cross-jurisdictional coordination, and identify strategies to improve success for those re-entering the community post-incarceration.

Oregon Housing and Community Resources' leadership and staff convened stakeholder outreach meetings with the **banking and leading industry** to gain better communication and collaboration on deals, as well as forging a relationship to begin candid conversations about underwriting guidelines and market conditions. This has provided OHCS with information on how to provide incentives to lenders and investors in more rural communities as programs are reviewed and developed. In addition, Governor Brown's Regional Solutions program launched a Workforce Housing Initiative in 2017. Through that Initiative there were roundtable discussions with housing developers and lenders to understand their challenges in building new housing in rural communities. Oregon Housing and Community Resources is participating in an interagency effort to fund pilot projects in rural communities to address the barriers identified in the roundtable discussions.

The Fair Housing Council of Oregon (FHCO) convenes quarterly meetings of the **Affirmatively Furthering Fair Housing (AFFH) Systemic Investigations Committee**. Members include DLCD, OHCS, Business Oregon, land use and planning experts, and other interested stakeholders. This group discusses the results of fair housing complaints and concerns about housing discrimination.

An OHCS Housing Integrator has been working with the teams, which include DLCD staff, to help communities improve their housing planning efforts. In addition, a Housing Integrator has been working with **League of Oregon Cities and Association of Oregon Counties** to explore partnerships with local governments in establishing housing priorities.

The **Regional Solutions Workforce Housing Initiative Pilot Projects** will provide good information about how to increase inventory of affordable units. In addition, there are many efforts underway throughout the State to explore how to incentivize new housing types such as attached single family dwellings, and "cottage clusters" to increase density in existing neighborhoods.

Building on work with Regional Solutions, and local government partners, an OHCS Housing Integrator has been assessing how to increase technical assistance for small jurisdictions to improve planning capabilities, and develop strategies to attract developers. **The Regional Solutions Workforce Housing Initiative** will be selecting pilot projects in 2018.

At a **League of Oregon Cities conference** in September 2017, OHCS Housing Integrator presented case studies of Low Income Housing Tax Credit projects that include local resources to help fill a funding gap. Throughout 2017, many communities adopted, or are in the process of adopting a local Construction Excise Tax (CET). With continued discussion and education about the importance of local jurisdictions contributing towards the financial feasibility of affordable housing, there are more opportunities for local incentives to encourage affordable housing development.

Lane County received a HUD grant for a **Pay for Success Permanent Supportive Housing Demonstration project** to build 100 units of Permanent Supportive Housing for chronic users of homelessness and court/corrections resources. This project highlights a model for potential replication throughout the state. In addition, OHCS Integrator has continued to work with the Criminal Justice Commission and Local Public Safety Coordinating Council's to understand needs of each County in providing a continuum of housing options for high-barrier individuals.

As a participant in the **Lane County Pay for Success project**, OHCS is gaining a better understanding of how to structure partnerships with housing providers and corrections partners to provide housing with wrap around support to decrease recidivism. There are other Frequent Users Systems Engagement (FUSE) projects in Multnomah County, Deschutes County and Marion County that target housing and services to the "frequent users" of corrections systems, health systems and homelessness systems that provide valuable insight about how to co-invest resources toward improving outcomes for these individuals.

An OHCS Integrator continued working with the **Association of Oregon Counties (AOC)** and the Criminal Justice Commission (CJC) to develop a catalogue of the Housing Support Programs and to gather information about the local capacity for housing to serve this population.

#### **Agriculture Workforce Housing Facilitation Team (AWHFT)**

Oregon Housing and Community Services (OHCS) is designated as the primary state agency for agriculture workforce housing information.

In 2017, OHCS convened six meetings of the AWHFT. The AWHFT provides an ongoing discussion forum for stakeholders concerned with Oregon's agriculture workforce housing. Team members include a number of state and federal agencies, developers, growers, local planning agencies, and other interested parties.

2017 meeting topics included:

- Agriculture Workforce housing needs
- Agriculture Workforce Housing Operations Tax Credit/SB1

- Agriculture Workforce Housing History
- Agriculture Workforce Housing Map Development
- Oregon's Agriculture Workforce
- Agriculture Workforce Housing funding sources
  - Agriculture Workforce Tax Credit program
  - Oregon Rural Rehabilitation Loan Program
  - Farmworker Housing Development Account
  - Emergency Housing Assistance Program (EHA)

The [Agriculture Workforce Housing Information](#) is located on the OHCS website.

### **Housing Choice Advisory Committee**

In 2013, the 77<sup>th</sup> Oregon Legislative Assembly passed HB 2639, which expanded protections under Oregon State law to residents who receive local, state, or federal rent subsidies, including Section 8 or Housing Choice Vouchers. This bill changed the law to include local, state, or federal housing assistance as a protected source of income, which means that tenants cannot be denied residency solely based on their use of a voucher or other rental assistance to pay the rent. The bill also created a Housing Choice Landlord Guarantee Fund to provide financial assistance to landlords to mitigate damages caused by tenants, and a Housing Choice Advisory Committee to advise the department with respect to matters of interest regarding this program, to discuss and share best practices for maximizing participation by landlords and tenants in the program, and to develop strategies and outcome measures for gauging the effectiveness of the Housing Choice Voucher Program. The Committee submits a report to the committees that have authority over the subject area of housing in each regular session of the Legislative Assembly. The committee convened six times in 2017 and submitted a Legislative Report to the 79<sup>th</sup> Legislative Assembly in July, 2017. In addition, HB 2944 passed, which implemented improvements to the Housing Choice Landlord Guarantee Program that improved administration and reduced administrative costs of the program.

### **Manufactured Communities Resource Center**

Oregon Housing and Community Services' Manufactured Communities Resource Center (MCRC) staff is trained in mediation techniques. Staff advises landlords and tenants on ways to communicate when disputes arise, assist with ongoing disputes, and make referrals to Community Dispute Resolution Centers (CDRCs). In 2017, MCRC staff handled almost 1,500 intake calls; referring 36 cases to CDRCs across the state.

## **Actions taken to address obstacles to meeting underserved needs**

The research performed for the 2016-2020 Analysis of Impediments to Fair Housing Choice (AI) has shown housing inequities and disparities most often are experienced by people of color and people with disabilities. Households of color are more likely than white households to have lower incomes, and are disproportionately represented in the number of low income households with housing instability. Additionally, Oregon's population is quickly aging, and the population of people with disabilities continues to grow, meaning more accessible units are needed to allow seniors and people with disabilities to live independently. This section describes some of the actions taken by Oregon in 2017 to address obstacles to meeting the needs of Oregon's underserved populations.

The Local Innovation and Fast Track (LIFT) Housing Program was established to build new affordable housing for low income households, especially families. The 2016 Oregon Legislature committed \$40 million of general obligation Article XI-Q bonds to fund the LIFT program. Using this new funding source allows Oregon Housing and Community Services (OHCS), and its partners, to add to the supply of affordable housing, in particular, for historically underserved communities. Throughout May and June of 2016, OHCS Integrators traveled to 23 Oregon counties, hosting roundtable discussions to explain this new program, and the program's application requirements. On September 2, 2016, the LIFT Notice of Funding Availability (NOFA) was released, and on November 18, 2016 the Housing Stability Council approved funding for 13 projects from the 2016 9% LIHTC and HOME NOFAs. Together these projects represent 550 new units that will provide both new housing resources and housing security to households across the state. Oregon Housing and Community Services received an additional 80 million in these funds adding single family as a use of these funds. A NOFA went out in January of 2017 for 40 million to be used for multifamily units.

Oregon Housing and Community Services received an additional 80 million in 2017 these funds adding single family as a use of these funds. A NOFA went out in January for 40 million to be used for multifamily units.

### **Training and Technical Assistance**

Oregon Housing and Community Services provides periodic training to keep subrecipients aware of changes to the federal rules that affect their ESG and HOME TBRA programs. Oregon Housing and Community Services does this through webinar presentations and Program Update emails. Oregon Housing and Community Services also offers reviews of specific program areas whenever new subrecipient staff need training or long-time subrecipient staff needs information refreshers.

In 2017, OHCS held a webinar to inform sub grantees of the impact of Violence Against Women Act (VAWA) legislation on the ESG and HOME TBRA programs, and the new HUD requirements for those programs. In addition to an overview about the VAWA rule and HUD response, the webinar included a panel presentation of representatives from four agencies who discussed their VAWA procedures, any concerns discovered in developing compliance procedures, and benefits to the program participants.

Oregon Housing and Community Services is committed to hosting two in-person meetings annually for subrecipient program coordinators. The first meeting was held in April of 2017. The all-day agenda included review of VAWA and Equal Access and Identity rules; HOME TBRA and ESG funding expectations for 2017 and 2018; common compliance errors; review of possible processes for setting target populations; requirements for developing Affirmative Marketing and Affirmative Outreach Plans; and using data to promote fair housing.

Oregon Housing and Community Services is placing a greater emphasis on strategic planning and the way we invest our resources. An outcome of this process has been improved HMIS data collection and enhanced training and technical assistance. Oregon Housing and Community Services partnered with the Rural Oregon Continuum of Care (ROCC) and the Community Action Partnership of Oregon (CAPO) to create and facilitate a HMIS data workgroup for ROCC member agencies. The HMIS data work group provides peer-to-peer assistance to the community action agency network and is in the process of implementing innovative solutions to data capacity issues. Oregon Housing and Community Services also created an HMIS webpage to house resources and training documents in one location. Oregon Housing and Community Services is currently preparing for the first annual Collaborate Oregon HMIS data convening. The goal of this convening is to increase data literacy at all levels of an agency, from data entry users all the way to executive directors. This effort is a partnership effort between OHCS, the ROCC, the Portland Housing Bureau, CAPO, and Lane County.

### **Actions taken to reduce lead-based paint hazards**

The State of Oregon requires all applicants and subgrantees, including affordable housing projects, developers and service providers, to conduct all related work and deliver all related services in accordance with the Lead Based Paint Poisoning Prevention Act and 24 Code of Federal Regulation (CFR) 570.487(c). Grant recipients, subgrantees, applicants, project owners, and any others who apply for, or receive HUD funding, must certify compliance with all applicable lead-based paint (LBP) requirements as a part of their contracts and agreements. In addition, department staffs have opportunities to continue their LBP education by attending HUD sponsored trainings on healthy homes, LBP rules, repairs, and technical assistance.

**Community Development Block Grants (CDBG)**

Business Oregon developed procedures to eliminate the hazards of lead poisoning due to the presence of LBP in housing assisted with Community Development Block Grant funds. In accordance with the Lead Based Paint Hazard Reduction Act of 1992 (Title X) the State established a certification program for inspectors and contractors and accrediting programs for trainers. All purchasers and tenants of CDBG assisted emergency homeless shelters, transitional housing and domestic violence shelters constructed prior to 1978 receive a notice about the potential hazards of LBP. Grant recipients must keep documentation of the notifications in their local project file.

**HOME Investment Partnerships Program (HOME)**

Oregon strategies to address Lead Based Paint (LBP) hazards, and increase access to housing without LBP hazards include:

- Inspection of funded properties for LBP hazards;
- Monitoring properties, or informing property owners of monitoring requirements;
- LBP education and training for staff and partners; and
- Notifying purchasers and tenants of potential hazards

The HOME Program multifamily property portfolio does not currently include any projects with hazards of lead based paint. However, properties constructed prior to 1978 may be subject to requirements for assessment, evaluation, and mitigation of LBP per federal regulation 24 CFR Part 35. Oregon Housing and Community Services' compliance officers determine if monitoring for LBP is required and, if necessary, implement, or advise property owners of monitoring requirements.

**HOME Tenant Based Rental Assistance (HOME TBRA)**

The HOME TBRA program requires a visual assessment for lead based paint hazards as part of the Housing Quality Standards inspection for each potential rental unit if the unit was built prior to 1978, and the household includes a child under age six. If a visual assessment reveals lead-based paint, the rental owner must complete paint stabilization, clean-up and clearance activities before the household is allowed to occupy the unit. All adults receiving TBRA in 2016 were given the brochure "Protect Your Family from Lead in Your Home". Additionally, subgrantees were required to exchange information with the local health department about children at risk for lead-based paint poisoning.

**Emergency Solutions Grant Program (ESG)**

All shelters assisted under ESG funding, and all housing occupied by program participants, are subject to the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint

Hazard Reduction Act and lead-based paint regulations found in 24 CFR part 35, subparts A, B, H, J, K, M and R. Subgrantees must provide the lead hazard information pamphlet to any resident who will be residing in a unit built before 1978. The tenant must receive the pamphlet before moving into the unit. For units older than 1978 which will house one or more children under the age of six, landlord and tenant must complete a Lead-Based Paint Disclosure form. A visual lead-based paint assessment must be completed by a person trained in this inspection process.

## **Actions Taken to Reduce the Number of Poverty-Level Families**

### **Community Development Block Grants (CDBG)**

Community Development Block Grant funds indirectly provide assistance to low-income communities by providing grant funds for water and wastewater projects that maintain or reduce the user rates and provide access to safe and sanitary water and wastewater services. While these funds do not directly reduce the number of poverty-level families, they provide the low – income communities the ability to focus on economic development of the area.

### **HOME Investment Partnerships Program (HOME)**

The HOME program does not reduce the number of poverty-level families, but provides opportunities for poverty-level families to live more affordably in housing units with reduced and/or subsidized rents.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

Assisting clients in accessing and maintaining qualification for sources of income continues to be a challenge. As appropriate, clients are referred to Social Security to apply for disability benefits and many are engaged in multi-year efforts to appeal their disability determination. During the comprehensive psychosocial screening conducted by Ryan White Case Managers, clients are assessed for employment readiness and referred to employment service providers, such as Vocational Rehabilitation, Work Source, and Ticket to Work offices, when appropriate. One challenge to addressing this issue is the prohibition on using Ryan White funds for employment services. As dollars of last resort, it is not permissible to use Ryan White funding for employment services because such assistance already exists. However, standard employment services may not address the unique needs of People Living with HIV, including maintaining employment while managing chronic health conditions and the impact of real and perceived stigma. To address this, HIV Community Services has identified other funds to support an employment program at HIV Alliance. HIV Community Services also funds an HIV-

specific Positive Self-Management Program, which helps clients develop skills necessary to manage their HIV, an important first step to seeking employment.

### **Emergency Solutions Grant Program (ESG)**

Subrecipients may use ESG funds to pay for case management when the subrecipient is providing services for street outreach, shelter, and housing relocation and stabilization. Subrecipients offered case management and other services to ESG clients as an integral step in providing households with the opportunity and foundation to move out of poverty.

Additionally through the requirement to use coordinated entry, subrecipients were able to expand the types and volume of resources available to their clientele by referring them to local partner agencies for services not offered by the ESG subrecipient. Following are examples of the services provided:

Case management activities:

- Applicant intake and assessment
- Eligibility evaluation
- Counseling
- Developing, securing and coordinating services
- Developing and assisting the participant with a housing stabilization plan
- Monitoring and evaluating participant's progress

Essential services that help participants move out of poverty:

- Landlord mediation programs
- Employment assistance and training
- Credit repair
- Legal services
- Housing search and placement
- Physical and mental health care assistance
- Substance abuse treatment
- Educational services
- Life skills training
- Transportation
- Referral to other assistance opportunities

### **Actions taken to develop institutional structure**

Oregon's institutional delivery structure system's strengths are through collaboration and coordination with our partners. Oregon has a very strong Continuum of Care network of Community Action agencies, food pantries, shelters, and health providers. The Oregon Housing Stability Council and the Community Action Partnership of Oregon are key partners that work to ensure a statewide continuum of housing and services for low-income households, the people experiencing homelessness and special needs populations.

In 2017, Oregon worked with partners in a collaborative effort to enhance coordination and implementation of the Consolidated Plan, and the actions planned to address the priorities in the plan. This work is advanced by the review of the Public Housing Authorities, Consortiums and Continuums of Care Certificates of Consistency with the Consolidated Plan. Annually, these partners submit their certificates of consistency to OHCS for review and signature, prior to submission to HUD. This review verifies that the partner is working toward the statewide goals of the plan.

The Oregon Health Authority (OHA) and Oregon Housing and Community Services (OHCS) collaborate to sponsor a Statewide Supportive Housing Strategy Workgroup. The workgroup will advise OHA and OHCS on key program and policy considerations and develop an implementation framework to support the housing services and health service needs of homeless individuals or individuals at risk of homelessness. The workgroup will leverage legislative, local, and state agency (OHA and OHCS) investments to develop strategies for increased supported and supportive housing capacity across the state.

A Coordinated Entry system was developed and implemented by Oregon Continuums of Care, and supported by OHCS. The standard assessment tool identified need, eligibility, support, and availability of services, allowing acceleration of assessment and placement. Through a network of case management, community based support systems, financial and rent assistance, and self-sufficiency opportunities, homeless and at-risk households were linked to services designed to help them obtain or retain housing stability.

Oregon's efforts to reduce Veteran's homelessness have led to a partnerships between Oregon Housing and Community Services (OHCS) and the Oregon Department of Veteran's Affairs (ODVA). In December 2017, OHCS held a convening that brought together organizations across the funded spectrum which included entities receiving HUD Veterans Affairs Supportive Housing (VASH), Supportive Services for Veteran Families (SSVF), State General Housing Account Program (GHAP), and Veteran Service Organizations. Our agencies are working to be more coordinated about funding available to address housing services for veterans. In the most recent capital funding round for GHAP Veterans and Mental Health Funding, OHCS worked in

tandem with the Oregon Department of Veteran's Affairs (ODVA) and the Oregon Health Authority (OHA) to create a joint NOFA which leads to better align and coordinate projects.

Oregon Housing and Community Services participates in the Fairview Trust steering committee, a funding source for housing for people with Intellectual Disabilities. This program is managed by the Department of Human Services. Our agencies are working together to strengthen the trust and deliver housing for this vulnerable population. Oregon Housing and Community Services is currently in the process of aligning Fairview Trust dollars with HUD 811 Project Rental Assistance (PRA) resources.

In 2017, OHCS initiated a work plan that focused on better coordination and alignment with the Department of Human Services (DHS), the Health Equity Coalitions and Regional Early Learning Hubs. This work is ongoing and will be continued in 2018.

In January 2017, The Association of Oregon Counties and the Oregon Criminal Justice Commission (CJC) joined in a strategic partnership with 15 Oregon Counties to hire six regional public safety coordinators. The coordinators work with all public safety stakeholders in each county through the Local Public Safety Coordinating Councils. The role of the Coordinator is to support collaboration in planning and developing improvements in the county's criminal and juvenile justice systems; and reduce crime and recidivism in the county. Oregon Housing and Community Services' Integrator met with the six Coordinators in early 2017, and continued working with each Coordinator when housing was identified as an issue at the Councils.

To reduce barriers to access housing, Business Oregon and OHCS are funding education, training and services provided by the Fair Housing Council of Oregon. This work includes review of amendments to local planning documents that could impact multifamily development and affordable housing. Oregon Housing and Community Services is working with the Department of Land Conservation and Development to improve the review process of these plan amendments and increase understanding of the fair housing implications of the decisions.

### **Actions taken to enhance coordination between public and private housing and social service agencies**

The Oregon Legislature approved an expansion of the Oregon State Housing Council, now known as the Oregon Housing Stability Council, to nine members and charged the Council with meeting the tremendous need for the provision of affordable housing for lower income Oregonians. This change resulted in enhanced coordination between public and private housing

and social service agencies. The Housing Stability Council and the Community Action Partnership of Oregon are key networks that work to ensure a statewide continuum of housing and services for low income households, people experiencing homelessness, and special needs populations.

Community Action Agencies (CAA) provided information and referrals to the public and were key participants in their respective Continuums of Care (COC), which enabled them to be a community hub for linking low-income people to mainstream supportive services. The CAAs maintained partnerships with systems of care to ensure coordination, and to avoid duplication of services.

Oregon Housing and Community Services delivered rental assistance services through the statewide network of CAAs, which is also the statewide system for delivery of anti-poverty services, including the Community Services Block Grant (CSBG). The CAAs worked extensively with governmental entities, nonprofits, mental and physical health providers, schools, public safety providers, and others to design, implement, and deliver programs and services to low-income individuals and families.

Oregon's COCs designed and implemented a coordinated entry process; a tool that works to access both visible and hidden barriers. By reaching across disciplines the tool increased the possibility of touching upon a cross section of life skills support, substance and alcohol abuse treatment, anger management, counseling, and other areas that helped people maintain housing stability.

### **Emergency Solutions Grant Program (ESG)**

Migrant farmworker and Hispanic services are provided through a member of the CAA network who works closely with Hispanic families to provide advocacy, employment training, housing and other social services. Additionally, the CAAs are active participants in their local and regional homeless Continuums of Care (CoC). Four of Oregon's CoCs have CAAs as their applicant agency. The balance of state has the CAA's association, Community Action Partnership of Oregon (CAPO), as their applicant agency. The remaining two CoCs have community action staff engaged in the governance structure. This strong engagement with continuums provides another avenue for developing strong partnerships with homeless and housing providers including, Public Housing Authorities (PHA), Community Development Corporations (CDCs), domestic violence providers, Coordinated Care Organizations (CCO), and state, county and local social, health and education service providers.

Oregon Housing and Community Services manages shared funding programs with two state agencies: Oregon Department of Veterans' Affairs (ODVA) and Oregon Department of Human Services (DHS), and is researching the opportunity to join the data warehouse maintained by DHS. Additionally, OHCS is working with the Oregon Health Authority (OHA) and other health and wellness agencies to develop a plan for the funding of statewide supportive housing. Through these outreach efforts and coordination of resources, OHCS will expand the ability to provide needed services efficiently and effectively.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice**

Oregon's 2016-2020 Analysis of Impediments to Fair Housing Choice (AI) identified various impediments and barriers experienced to fair housing choice, and suggested actions to address those impediments. Based on the AI, Oregon developed a 2016-2020 Fair Housing Action Plan (FHAP). The plan details the actions Oregon prepared to focus on over the 2016-2020 Consolidated Plan period.

The 2017 FHAP Report outlines the actions Oregon took in 2017 to address the research findings and impediments identified in the AI. Oregon's 2017 FHAP Report is included as Attachment C of this plan.

The 2016-2020 FHAP is included as Section VIII of the [2016-2020 Analysis Of Impediments to Fair Housing Choice](#).

## Monitoring (CR-40)

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**The following section describes the standards and procedures used to monitor activities carried out in 2017 in furtherance of the 2016-2020 Consolidated Plan, and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

### **Community Development Block Grant (CDBG)**

Community Development Block Grant projects were formally monitored at least once during the project schedule. Monitoring was scheduled when approximately 50 percent of the grant was drawn down by the recipient. All construction projects, microenterprise assistance, and housing rehabilitation projects were monitored on-site. Technical assistance (TA), public works planning and final design only grants may have been monitored through a desk review after the Business Oregon's Regional Coordinator made a determination that this level of review was appropriate. A decision to make a desk review or on-site review for the technical assistance (TA), public works planning and final design grants depended upon the following risk factors:

- Whether the recipient had successfully completed a CDBG project in the past;
- Whether the grant administrator had successful experience with previous CDBG projects;
- The record for the particular project (i.e., timely submission of required information, project on schedule, accurately prepared cash request, cooperative relationship with recipient etc.). More than one on-site monitoring visit was made if Business Oregon determined that it was necessary. Factors reviewed for this determination included, but were not limited to, program complexity and "High Risk" projects. "High Risk" projects included projects that generated a large amount of program income, housing rehabilitation, economic development, and local grant administration capacity
- Recent problems with the project;
- Past monitoring findings; and
- Projects that were behind schedule.

The CDBG monitoring procedures, as described within this section of the CAPER, can be found within Chapter 11 of the [CDBG Grant Management Handbook](#) and in the CDBG Performance Evaluation Report (PER), Attachment D.

The IDIS 11.4 release “flagged” projects are considered by HUD to be behind schedule or slow moving projects. Business Oregon developed remediation plans for these projects. The plans were then submitted to HUD for approval. When a proposed remediation plan was not approved by HUD, Business Oregon worked with HUD to either develop a revised remediation plan, or to determine the next action that needed to be taken for that project. The IDIS PR59 report, “CDBG Activities at Risk Dashboard”, provides the most recent list of flagged projects. The PR-59 report is available from Business Oregon upon request.

During 2017, Business Oregon monitored eleven CDBG projects where any findings and concerns were found to be minimal. And any findings and concerns were fully addressed by the applicable recipients as recorded in the Findings Cleared letter.

### **HOME Investment Partnerships Program (HOME)**

The OHCS Asset Management and Compliance (AMC) section monitored each HOME property on a regular basis to ensure that the HOME program requirements were met and that properties, owners, and agents complied with grant, and or loan agreements. The HOME property owner is ultimately responsible for the ongoing compliance of HOME program regulations and standards during the entire period of affordability. Marketability of the property, regulatory compliance, and asset management are all essential AMC HOME compliance components.

Asset Management and Compliance (AMC) staff reviewed and approved all new and changing management requests. All property documents and attachments (e.g., leases, house rules, and tenant selection criteria) were reviewed to ensure HOME program compliance. HOME rent increases and changes were approved by OHCS prior to implementation. For HOME properties that contained ten units or more, audited financial statements were collected and reviewed by OHCS Asset Managers. The Asset Manager reviewing the financials assigned the property a risk rating based on the information submitted as well as other factors taken into consideration, such as the last physical and file review rating, tenant complaints received, or change in Management.

On-site property reviews were conducted throughout the period of affordability to determine if the property met the appropriate property standards and to verify that owners submitted appropriate information regarding rent, occupancy, and unit mix. Properties were inspected in accordance with HUD regulations and the Uniform Physical Conditions Standards (UPCS). The first on-site inspection for newly funded properties occurred within 12 months of a project's completion. Ongoing monitoring frequency was based on a risk assessment of each individual property to determine if the on-going inspections (physical and/or file review) would occur

every one, two, or three years. If any deficiencies were identified for inspectable items, a follow-up on-site inspection was conducted, or documentation was requested to verify that the finding had been satisfactorily addressed. Health and safety deficiencies identified during inspections were required to be corrected immediately (within 24-72 hours of the date of inspection). Properties identified with health and safety deficiencies were put on a more frequent inspection schedule. For properties with one to four units, the inspectable items for each building with HOME-assisted units, and 100 percent of the HOME units, were inspected. For properties with more than four HOME-assisted units, the inspectable items for each building with HOME-assisted units and at least 20 percent of the HOME-assisted units in each building, but not fewer than four units in each property, and one HOME-assisted unit in each building were inspected.

In addition to the site and file inspections, a comprehensive desk audit was completed for each HOME property. These compliance desk audits verified the owner's compliance through the required Certification of Continuing Program Compliance (CCPC) process. By certifying compliance, owners certified that HOME-assisted units complied with program regulations. Owners were required to maintain records that demonstrated compliance through submission of a HOME monitoring report via the CCPC, at the time of inspection, or when it was requested by a compliance officer. Owners of HOME-assisted units, or their representatives, were required to perform annual inspections of the units. Individuals at each property, responsible for HOME compliance and performing site inspections, applied the required property standards of HUD and HOME program regulations as well as OHCS handbooks and memorandums as guidance.

As noted in the previous section on actions taken to reduce lead-based paint hazards, properties constructed prior to 1978 may be subject to requirements for assessment, evaluation, and mitigation of lead-based paint. Compliance officers are certified in lead-based paint guidelines to determine if monitoring for lead-based paint is required. If necessary, compliance officers implemented, or advised property owners of monitoring requirements.

Property owners were required to establish initial and ongoing tenant eligibility using the current HUD Handbook income and asset calculation methods, in combination with HUD's published annual income and rent limits. Oregon Housing and Community Service's compliance officers reviewed at least 20 percent of the tenant files for those tenants living in HOME-assisted units. File audit standards adhered to are detailed in 24 CFR Part 5. Additional HOME compliance expectations and guidance are written in the OHCS HOME Compliance Manual located on the OHCS website.

Additional support for owners and management agents was provided through training by OHCS. Oregon Housing and Community Service offered trainings at conferences and other large industry meetings. Small group trainings were held for partners that were noted to need additional guidance. Compliance officers also provided additional one-on-one training to agents during property inspections whenever requested.

**HOME Tenant Based Rental Assistance (TBRA)**

Oregon Housing and Community Service provided ongoing compliance monitoring for each CAA and PHA administering TBRA funds. In 2017, 15 monitoring reviews were conducted of TBRA program CAAs' and PHAs' overall operations to ensure that TBRA funds were expended in accordance with all federal program requirements. During on-site visits, the compliance monitor provided in-person guidance to agency staff to help them understand their errors and make corrections to their processes. In conjunction with the compliance review, OHCS' Fiscal Monitor also completed on-site monitoring of the subgrantees' use of HOME TBRA funds to ensure spending met federal fiscal requirements and OHCS policies and expectations.

**Housing Opportunities for Persons with AIDS (HOPWA)**

The Oregon HIV/Viral Hepatitis/Sexually Transmitted Infections Integrated Planning Group (IPG) is an advisory group to the HIV/STD/TB Section of the Oregon Health Authority. The group assists with developing a statewide plan for providing prevention and care services for HIV, viral hepatitis, and other sexually transmitted infections. Memberships are inclusive of statewide stakeholders including both providers and consumers of HOPWA funded housing services. Consumer participation at IPG has reached an unprecedented 41 percent and the group is extremely fortunate to have this level of client representation. The IPG meets three to four times annually and is responsible for development of a strategic plan, which includes goals pertaining to housing assistance. The updated implementation plan for the IPG may be accessed at [www.endhivoregon.org](http://www.endhivoregon.org)

**HOPWA Monitoring Activities Table**

Activity	Description/Process
Monthly Financial Tracking Review	OHOP program management met monthly with the program Financial Operations Analyst to review individual grant expenditures to date and rate of spending. When needed and allowable adjustments were authorized.
IDIS Draw and Review	Centralized State accounting staff initiated draws from the Integrated Disbursement and Information System (IDIS) which were reviewed by program financial staff prior to submission. Draws typically occurred monthly, but at a minimum were done once a quarter.

Annual Client File Review and Quality Management Report	A Client File Review was conducted annually using a tool developed by the program which includes questions from the HOPWA monitoring standards, program policy and procedures and other applicable HUD regulations. An annual client file review summary report was prepared and presented to staff. Action plans for resolution were developed when applicable.
Program Evaluation	<p>Program evaluation was conducted periodically and included information related to housing stability for people living with HIV in the State. Evaluation reports can be found at the following link:<a href="http://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx">http://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx</a></p> <p>Client and Provider satisfaction surveys for Case Management were distributed at the end of 2017 and results should be forthcoming.</p>

**Emergency Solutions Grant (ESG)**

Oregon Housing and Community Service provides ongoing compliance monitoring for each Community Action Agency (CAA) receiving ESG funds. In 2017, 17 ESG on-site reviews were conducted. Monitoring was used to verify that recipients of assistance were income eligible and met the HUD definition of homeless as outlined in the 24 CFR Parts 91 and 576 of the ESG Rule. In 2017, the CAAs’ overall operations were reviewed to ensure that ESG funds were expended in accordance with all federal program requirements. During on-site visits, the compliance monitor provided in-person guidance to agency staff to help them understand their errors and make corrections to their processes.

**Citizen Participation Plan:**

**This section describes the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A 15 day public comment period was provided for the Proposed 2017 CAPER, and plan attachments. Notice of the public comment period was published in Oregon newspapers of general circulation, distributed by email to interested parties, and posted on the OHCS website in compliance with Oregon’s 2016-2020 Citizen Participation Plan. A summary of citizen participation comments is included in Attachment E of this plan.

# Community Development Block Grant (CDBG)(CR-45)

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The following section specifies the nature of, and reasons for, any changes in the jurisdiction's CDBG program objectives and indicates how the jurisdiction changed its program as a result of its experiences.

The public works activities and community facility activities were identified as high priority projects in the 2016-2020 Consolidated Plan. Of the CDBG funds awarded in 2017, 21.97 percent were for community facilities projects that benefited 1,985 persons. Public works projects equaled 46.25 percent of funds awarded, and benefited 3,166 persons. Community Development Block Grant funds awarded for housing rehabilitation projects amounted to 31.24 percent, and benefited 416 persons and rehabilitated 190 housing units. Refer to Table's I, V, and VI of the 2017 CDBG PER, Attachment D, for more details.

The indicators for CDBG need were identified by the type and number of applications received for funding in 2017. Based upon the number of applications received, public works, community facilities, and housing rehabilitation were of the highest need.

In 2017, Oregon funded:

- Three public works projects;
- Two community facility projects;
- Eight housing rehabilitation projects (four remained unfunded due to insufficient available funds); and,
- One microenterprise project

Oregon obligated its 2017 CDBG funds for activities in accordance, as much as possible, with the targets set in the 2017 Annual Action Plan for the 2016-2020 Oregon Consolidated Plan.

Oregon exceeded the annual allocation funding targets in the following categories:

- Housing Rehabilitation: Target was 25 percent and during 2012 the state obligated 31.24 percent.
- Community Facilities: Target was 20 percent and during 2017 4<sup>th</sup> quarter the state obligated 21.97 percent.

The state did not exceed the annual allocation funding targets in the following categories:

- Microenterprise Assistance: Target was two percent and during 2017 4<sup>th</sup> quarter the state obligated 0.54 percent.
- Public Works: Target was 53 percent and during 2017 the state obligated 46.25 percent.

Because the CDBG is one of the remaining large funding sources for grant programs, the demand for funds has been trending upward for the past several years. In 2016 this was illustrated by the applications received in one quarter that far exceeded the entire CDBG annual allocation by nearly two to one.

Oregon's CDBG program continued to contribute to Oregon's economic recovery by creating jobs, assisting microenterprises, improving infrastructure, providing housing rehabilitation, and constructing essential community facilities. The primary obstacle to successfully addressing the demands has remained the lack of funding even when coordinating funding for infrastructure projects with other agencies, such as the US Department of Agriculture's Rural Utility Service, Oregon Department of Environmental Quality, the Environmental Protection Agency, the Lottery funded Special Public Works Fund, Water/Wastewater Financing Program, and others.

# HOME Investment Partnerships (HOME) (CR-50)

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The following section describes the standards and procedures that Oregon used to monitor activities carried out in furtherance of the plan and to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

In 2017, OHCS inspected a total of 146 HOME funded properties and 582 HOME assisted units. During the physical inspections approximately 1021 Uniform Physical Condition Standards (UPCS) violations and 151 Health and Safety Violations were noted and reported to the owners or agents of the subject properties. All but one of the properties corrected the noted violations within the allotted amount of time (24 hours to 30 days depending on the violation). This property is being closely monitored to make sure that the follow-up plan submitted is being adhered to. The property has a construction defect issue which is in litigation. The items on the follow-up plan include repairing or replacing siding and decks.

Of the 1021 total UPCS violations noted in 2017, the most common violations identified were blocked water heaters, stove burners inoperable, auxiliary lights inoperable, damaged walls and doors (holes), damaged blinds, stained or damaged carpets, trimming of vegetation from exterior siding or roof of buildings, missing or inoperable sink pop-ups, missing toilet roll holders, loose toilet handles, pressure washing of siding or parking areas, inoperable or failing ventilation fans, damaged door frames, peeling paint, cleaning of gutters and moss on roofs. The most common Exigent Health and Safety (EHS) items included inoperable ground fault circuit interrupters (GFCIs), inoperable smoke detectors, flammables stored in the oven, and inadequate heater clearance.

During the file reviews and desk audits, the most common program findings included missing or incomplete student status forms, missing Violence Against Women Act (VAWA) information, general income or asset calculation errors as well as confusion involved when determining rent for voucher holders, and calculating rent when a unit is mixed with other funding sources. Areas identified for training in 2018 include renting to HOME student households, lease wording and prohibitions, calculating rents and income, clarifying the HOME final rule, how to correctly complete a HOME monitoring report (HMR) and how to correctly maintain a HOME unit mix.

In 2017 OHCS provided approximately fifteen one-on-one trainings and technical assistance to partners identified as needing additional training. In addition OHCS participated in four large

industry trainings. Approximately 400 partners and/or staff were trained during these industry sessions. See Attachment A of this plan for the 2017 Summary of On-site HOME Projects Inspected.

### **Assessment of the affirmative marketing actions for HOME units**

All projects funded through OHCS are required to submit Affirmative Fair Housing Marketing (AFHM) plans to ensure the affirmative marketing of available units. Oregon Housing and Community Service establishes AFHM expectations within the program compliance manual. Staff reviews the AFHM plan before it is implemented and requires that it is updated at least once every five years. In addition, if projects are having issues with vacancy, the plan is revisited to identify additional actions that could be expanded on to equitably reach the market. Failure to correct all non-compliance could result in increased monitoring and reporting requirements, extension of the affordability period, repayment of the HOME grant or loan, or other legal remedies and may also affect the Owner's eligibility for future financing from OHCS under any or all of its programs. Further, OHCS may require the management agent be replaced. Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

### **Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In 2017 OHCS received a total of \$83,903.67 in HOME Program Income. These funds will be allocated to a HOME funded project during 2018.

### **Other actions taken to foster and maintain affordable housing; including the coordination of LIHTC with the development of affordable housing**

Oregon Housing and Community Service received a small amount of HOME Program Income from annual interest on multifamily loans. Program Income received was utilized to fund program activities in accordance with the Consolidated Plan. In 2017, a portion of the state's HOME funds were offered within the NOFA that leveraged the 9% LIHTC. Within that NOFA, 35 percent of the available LIHTC was set-aside to fund preservation projects with existing project based rent subsidy. This was done in order to maintain the affordability of the existing housing stock that serves Oregonians with extremely low incomes. In 2017, OHCS began additional efforts to track usage in the development of multifamily housing funded with federal 9% Low Income Housing Tax Credits, and expanded outreach to potential MWESB contractors. Oregon provided a list of minority-owned and women-owned businesses registered in Oregon at the following webpage:

<https://oregon4biz.diversitysoftware.com/FrontEnd/VendorSearchPublic.asp?XID=6787&TN=oregon4biz>

## Housing Opportunities for Persons with AIDS (HOPWA)(CR-55)

The table below reports the 2017 goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments		
Tenant-based rental assistance	55	67
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
<b>Total</b>	55	67

**Table 14 – HOPWA Number of Households Served**

The HOPWA program exceeded the goal for 2017 and assisted 67 households with tenant based rental assistance. Increasing client access to, and engagement in, HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2017 OHOP Formula grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

## CR-56 - HTF 91.520(h)

Oregon Housing and Community Service is in receipt of 2016 and 2017 HTF funding. The 2016 funding was received in January of 2017. Oregon Housing and Community Service did not open a NOFA offering HTF during 2017, so both year’s funding is offered in the 2018 LIHTC and HOME NOFAs.

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**

# Emergency Solutions Grant (ESG)(CR-60)

## ESG Supplement to the CAPER *in e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	OREGON
Organizational DUNS Number	809579543
EIN/TIN Number	930952117
Identify the Field Office	PORTLAND
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Eugene/Springfield/Lane County CoC

##### ESG Contact Name

Prefix	Ms.
First Name	Vicki
Middle Name	R
Last Name	Massey
Suffix	0
Title	ESG Program Manager

##### ESG Contact Address

Street Address 1	725 Summer St NE Ste B
Street Address 2	0
City	Salem
State	OR
ZIP Code	97301-
Phone Number	5039862146
Extension	0
Fax Number	0
Email Address	Vicki.Massey@oregon.gov

##### ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 01/01/2017  
**Program Year End Date** 12/31/2017

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** COMMUNITY ACTION TEAM

**City:** St Helens

**State:** OR

**Zip Code:** 97051, 1708

**DUNS Number:** 039792635

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 108226

**Subrecipient or Contractor Name:** ACCESS

**City:** Medford

**State:** OR

**Zip Code:** 97501, 0188

**DUNS Number:** 082625914

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 143061

**Subrecipient or Contractor Name:** MID-COLUMBIA COMMUNITY ACTION COUNCIL

**City:** The Dalles

**State:** OR

**Zip Code:** 97058, 2208

**DUNS Number:** 930555518

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 31259

**Subrecipient or Contractor Name:** COMMUNITY ACTION PROGRAM OF EAST CENTRAL OREGON

**City:** Pendleton

**State:** OR

**Zip Code:** 97801, 3060

**DUNS Number:** 943060985

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 39182

**Subrecipient or Contractor Name:** COMMUNITY CONNECTION OF NE OREGON

**City:** La Grande

**State:** OR

**Zip Code:** 97850, 5267

**DUNS Number:** 930575647

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 31717

**Subrecipient or Contractor Name:** COMMUNITY IN ACTION

**City:** Ontario

**State:** OR

**Zip Code:** 97914, 2468

**DUNS Number:** 829724447

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 25616

**Subrecipient or Contractor Name:** UCAN

**City:** Roseburg

**State:** OR

**Zip Code:** 97470, 1034

**DUNS Number:** 012168118

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 151172

**Subrecipient or Contractor Name:** CSC

**City:** Albany

**State:** OR

**Zip Code:** 97321, 2299

**DUNS Number:** 182579008

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 154321

**Subrecipient or Contractor Name:** LCHHS

**City:** Eugene

**State:** OR

**Zip Code:** 97401, 1100

**DUNS Number:** 030786248

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 279481

**Subrecipient or Contractor Name:** MWVCAA

**City:** Salem

**State:** OR

**Zip Code:** 97301, 4520

**DUNS Number:** 076427962

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 221063

**Subrecipient or Contractor Name:** NIMPACT

**City:** Redmond

**State:** OR

**Zip Code:** 97756, 7133

**DUNS Number:** 167358571

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 126495

**Subrecipient or Contractor Name:** ORCCA

**City:** Coos Bay

**State:** OR

**Zip Code:** 97420, 2976

**DUNS Number:** 039214416

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 67860

**Subrecipient or Contractor Name:** KLCAS

**City:** Klamath Falls

**State:** OR

**Zip Code:** 97601, 1136

**DUNS Number:** 623590754

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 46376

**Subrecipient or Contractor Name:** CAO

**City:** Hillsboro

**State:** OR

**Zip Code:** 97123, 3822

**DUNS Number:** 071819999

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 78544

**Subrecipient or Contractor Name:** YCAP

**City:** McMinnville

**State:** OR

**Zip Code:** 97128, 8190

**DUNS Number:** 014109474

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 62128

**Subrecipient or Contractor Name:** MULTCO

**City:** Portland

**State:** OR

**Zip Code:** 97204, 1810

**DUNS Number:** 030784888

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 115780

**Subrecipient or Contractor Name:** OREGON HOUSING AND COMMUNITY SERVICES

**City:** Salem

**State:** OR

**Zip Code:** 97301, 1266

**DUNS Number:** 809580293

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Unit of Government

**ESG Subgrant or Contract Award Amount:** 88653

## Persons Assisted (ESG)(CR-65)

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Oregon Housing and Community Service' subgrantees track in a Homeless Management Information System (HMIS) database all client data and ESG services provided, as required by HUD. Oregon Housing and Community Service instructs subgrantees to report quarterly the demographic data and information about type of services provided to households participating in the subgrantees' state and federal homeless programs. Additionally, at the end of the calendar year all subgrantees must submit data to OHCS about all Emergency Solutions Grant (ESG) activity that has occurred during the year. These ESG activities are detailed in the Sage Report included as Attachment B of this plan.

# Assistance Provided and Outcomes (ESG) (CR-70)

## 8. Shelter Utilization

Number of New Units - Rehabbed	
Number of New Units - Conversion	
Total Number of bed-nights available	172,312
Total Number of bed-nights provided	230,560
Capacity Utilization	133.80%

**Table 15 – Shelter Capacity**

## 9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Thirty-five percent of clients exiting the ESG program resided in permanent housing at the time of exit. Over half of all clients served with ESG funds were provided with emergency shelter services; shelter activity is not represented in this performance measure and may skew the rate of exits to permanent housing.

Of households exiting to permanent housing for all OHCS funding sources, 92 percent remained in their housing at six months. Exit data for this performance measure is not reported by separate funding sources.

# ESG Expenditures (CR-75 )

## 11. Expenditures

### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	25	144,306	104,441
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	33,195	7,844
Expenditures for Housing Relocation & Stabilization Services - Services	0	79,903	76,668
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	1,769	0
<b>Subtotal Homelessness Prevention</b>	<b>25</b>	<b>259,173</b>	<b>188,953</b>

Table 16 – ESG Expenditures for Homelessness Prevention

### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	500	181,667	88,372
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	71,161	32,787
Expenditures for Housing Relocation & Stabilization Services - Services	0	103,480	90,916
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	8,606	0
<b>Subtotal Rapid Re-Housing</b>	<b>500</b>	<b>364,914</b>	<b>212,075</b>

Table 17 – ESG Expenditures for Rapid Re-Housing

### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	0	33,345	380
Operations	0	53,717	123,286
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>87,062</b>	<b>123,666</b>

Table 18 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
HMIS	0	59,651	28,068
Administration	0	58,974	7,602
Street Outreach	0	20,885	15,658

**Table 19 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2015	2016	2017
1,534,657	525	847,659	576,022

**Table 20 - Total ESG Funds Expended**

**11f. Match Source**

	2015	2016	2017
Other Non-ESG HUD Funds	0	2,829	0
Other Federal Funds	0	106,896	51,380
State Government	80	618,463	296,777
Local Government	0	546,732	142,478
Private Funds	0	177,858	35,541
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>80</b>	<b>1,452,778</b>	<b>526,176</b>

**Table 21 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2015	2016	2017
	605	2,300,437	1,102,198

**Table 22 - Total Amount of Funds Expended on ESG Activities**

# ATTACHMENTS

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## PROGRAM REPORTS

- A. 2017 Summary of On-Site HOME Projects Inspected .....
- B. Sage Report (CR-65 ESG Person Assisted) .....

## FAIR HOUSING ACTION PLAN REPORT

- C. Oregon Fair Housing Action Plan 2017 Report .....

## ANNUAL PERFORMANCE REPORTS

- D. 2017 Proposed CDBG PER .....

## CITIZEN PARTICIPATION

- E. Citizen Participation Comments