

2018 Consolidated Annual Performance and Evaluation Report (CAPER)

State of Oregon

Oregon Housing & Community Services

Oregon Health Authority

Business Oregon



Acknowledgements

Leadership

Honorable Kate Brown, Governor
State of Oregon

Margaret Salazar, Director
Oregon Housing and Community Service

Chris Harder, Director
Business Oregon

Patrick Allen, Director
Oregon Health Authority

Prepared by:

Rick Ruzicka, Operation & Policy Analyst, OHCS

Submitted by:

Rick Ruzicka, Operation & Policy Analyst & Natasha Daby-Detweiler Senior Operation & Policy Analyst, OHCS

Contacts

Oregon Housing and Community Services

Rick Ruzicka
Operation & Policy Analyst
(503) 986-6824

Natasha Daby-Detweiler
Senior Operation & Policy Analyst
(503) 986-2000

Business Oregon¹

Fumi Schaadt
CDBG Program and Policy Coordinator
(503) 986-0027

Oregon Health Authority

Heather Hargraves
HIV/TB Community Services Manager
971-673-0145

¹The Oregon Business Development Department operates under the assumed business name "Business Oregon" and administers the State of Oregon's annual federal allocation of Community Development Block Grant (CDBG) funds for non-metropolitan cities and counties.

Table of Contents

CAPER OVERVIEW 5

 CR-05 – Goals and Outcomes 6

 CR-10 – Racial and Ethnic Composition of Families Assisted 15

 CR-15 – Resources and Investments 17

 CR-20 – Affordable Housing 25

 CR-25 – Homeless and Other Special Needs 29

 CR-30 – Public Housing 32

 CR-35 – Other Actions 36

 CR-40 – Monitoring 51

 CR-45 – Community Development Block Grant (CDBG) 56

 CR-50 – HOME Investment Partnerships Program (HOME) 58

 CR-55 – Housing Opportunities for Persons with AIDS 61

 CR-56 – Housing Trust Fund (HTF)..... 62

 CR-60 – Emergency Solutions Grant (ESG)..... 63

 CR-65 – Persons Assisted (eCart) 69

 CR-70 – Assistance Provided and Outcomes 70

 CR-75 – ESG Expenditures 71

ATTACHMENTS 73

CAPER Overview

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 2018 Consolidated Annual Performance Report (CAPER) is the third 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, 2018 through December 31, 2018.

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)

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 years 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 2018 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 2018 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 2019 Annual Action Plan:

- CDBG activities that have had a substantial impact on identified needs are the public works activities and community facility activities which were identified as high priority projects in the 2016-2020 Consolidated Plan. Forty eight percent (48%) of the CDBG funds awarded in 2018 were for Community Facilities projects that will benefit 9,730 persons, forty three percent (43%) for Public Works projects will benefit 11,807 persons and eight percent (8%) of the CDBG funds awarded in 2018 were for housing rehabilitation projects that will benefit 121 persons and rehabilitate 48 housing units.
- To provide housing, OHCS funded 4,573 homes as new construction or preservation in 2018. Using federal and state resources, these numbers break down as follows:
 - 2,580 new construction homes funded
 - 1,738 homes funded for preservation
 - 181 homes acquired and rehabilitated
 - 74 manufactured park spaces preserved
 - 734 new construction homes funded through the State funded Local Innovation and Fast Track (LIFT) program

- A major HUD and State of Oregon goal is to provide services to those experiencing homelessness. Through its various partners, the State of Oregon served 30,343 individuals through its State and Federally funded Homeless Services Programs in 2018.
- Through its Emergency Housing Assistance & State Homeless Assistance Program, OHCS acquired, rehabilitated or converted 7 homeless shelter facilities in 2018.
- Homeownership provides housing but also is a key driver in expanding asset building and providing economic opportunity. In 2018 OHCS provided down payment assistance to 119 households through its Home Ownership Assistance Program. Through the State of Oregon's LIFT homeownership program, 84 units were funded at a cost of \$5,580,000 to the state of Oregon.
- HOWPA is 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 2018 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.

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 2018.

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: \$956,764.40 HTF \$365,419	Other	Other	2	2	100.00%	1	1	100%
Affirmatively further fair housing	Fair Housing	Admin.	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	Housing Rehab	Unit	250	190	76%	50	48	96%
CDBG - Microenterprise Assistance	Non-Housing Community Development	CDBG: \$1,159,411	Business	Business	500	90	18%	100	34	33.33%
CDBG - Public Works	Non-Housing Community Development	CDBG: \$29,564,969	Other	Other	10	13	130%	2	5	250%
CDBG - Public/Community Facilities (DH1)	Homeless Non-Homeless Special Needs	CDBG: \$1,500,000	Other	Other	1	1	100%	1	1	100%

CDBG - Public/Community Facilities (SL1)	Non-Housing Community Development	CDBG: \$7,365,874	Other	Other	3	7	233.33%	1	3	300.00%
CDBG - Public/Community Facilities (SL3)	Non-Housing Community Development	CDBG: \$7,365,874	Other	Other	3	1	33.33%	0	0	0.00%
CDBG-Community Capacity/ Technical Asst (1%)	Non-Housing Community Development	CDBG: \$602,789	Other	Other	15	12	80.00%	3	2	66.67%
CHDO Operating Support Grant	Affordable Housing	HOME: \$1,575,280	Other	Other	4	4	100.00%	4	3	60%
Fund affordable housing	Affordable Housing	HOME:\$21,413,790 Housing Trust Fund: \$15,000,000	Rental units constructed	Household Housing Unit	300	178	45.33%	60	42	60%
			Rental units rehabilitated	Household Housing Unit	200	128	30.50%	40	67	167%
Prevent and divert people from becoming homeless	Homeless	HOME: \$5,365,985 ESG: \$2,260,648	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	1744	87.2%	400	194	48.51%
			Homelessness Prevention	Persons Assisted	8500	4447	52.32%	1700	1785	105%
Provide people with HIV/AIDS supportive housing	Supportive housing for people with HIV	HOPWA: \$1,937,370	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	55	65	118%	55	65	118%
			Housing for people with HIV/AIDS	Household Housing Unit	133	75	56.39	0	0	0
Reduce homelessness	Homeless	ESG: \$6,604,637	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	3231	161.55%	400	1058	206.5%
			Homeless Person Overnight Shelter	Persons Assisted	31000	12613	40.69%	6200	2022	32.64%
				Other	Other	3800	3857	101.50%	760	2014

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 2018, 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.

The indicators for CDBG need are identified by the type and number of applications received for funding in 2018. Based upon the number of applications received public works, community facilities and housing rehabilitation are of the highest need. Following is a summary of the CDBG program goals and outcomes for the 2018 program year:

- 5 public works projects
- 3 community facility projects;
- 2 housing rehabilitation projects and,
- 1 microenterprise project

Oregon altered the funding targets outlined in the 2018 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 2018 open and competitive application rounds.
- The number of applications received supported the program priorities, specifically public works, for communities throughout Oregon.

HOME Investment Partnerships Program (HOME)

HOME 2018 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.

HOME Multifamily Rental

A total of 109 Multifamily Rental Units in HOME assisted properties were completed during 2018. The number of new construction and rehabilitation units combined is 109, which exceeds the annual goal of 100 units. The combined annual goal is 109% complete.

Fund Affordable Housing – Rental Units Constructed

Proposed for 2018: 60 units

Actual for 2018: 42 units

Fund Affordable Housing – Rental Units Rehabilitated

Proposed for 2018: 40 units

Actual for 2018: 67 units

HOME Tenant Based Rental Assistance (HOME TBRA)

The 2018 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 each 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 2018: 400 households

Actual for 2018: 194 households

The number of households served with HOME TBRA decreased in 2018 for a number of possible reasons, all related to the 300% increase OHCS received in state funds. Because of the increase in state funding, the reliance on federal funds was not so great and subgrantees were able to target HOME TBRA for households which would benefit most from homelessness prevention and medium-range rental assistance.

Housing Trust Fund (HTF)

Housing Trust Fund was 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. Ten multifamily projects received funding reservations for a total of \$8,450,000. Two of those projects were awarded in December, 2018 for a total of \$2,725,000. The remaining projects will be awarded HTF funds upon completion of the Reservation process (due diligence).

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.

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 2018 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.

Among those served with TBRA under the OHOP Formula grant:

- 94 % of households served with TBRA continued in the program or left the program to stable permanent housing situations including self-sufficiency in private housing or other housing subsidy programs (primarily Section 8)

Among those served with Supportive Services under the OHOP Formula grant (includes all TBRA recipients):

- 100 % of households had a housing plan for maintain or establishing stable on-going residency.

- 100 % of clients had verified recent contact with a Ryan White case manager for ongoing supportive services.
- 100 % of clients saw a health care provider for HIV/AIDS care.
- 100 % of clients had access to medical insurance or health assistance.
- 71 % successfully accessed or maintained qualification for sources of income.

Of the 65 TBRA clients, 46 continued receiving subsidy assistance into the next operating year and 14 left the program to permanent housing situations. Only 4 clients left the OHOP program to temporary housing situations and 1 disconnected from the program and their whereabouts are unknown.

Emergency Solutions Grant Program (ESG)

One 2018 funding priority for ESG funds was 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. The other priority was to reduce homelessness by engaging unsheltered persons and connecting them to shelters, rapid rehousing and case management. Low vacancies and high rents in many communities, coupled with a substantial increase in the amount of state funds allocated to OHCS to reduce homelessness, compelled many subrecipients to add housing navigators and landlord engagement positions to their homeless services staff to bolster Homeless Prevention and Rapid Re-Housing successes.

Prevent and divert people from becoming homeless:

- Proposed for 2018: 1,700 persons
- Actual for 2018: 1,785 persons

Reduce homelessness through rapid rehousing:

- Proposed for 2018: 400 persons
- Actual for 2018: 1058 persons

Reduce homelessness through shelter:

- Proposed for 2018: 6,200 persons
- Actual for 2018: 2,022 persons

Reduce homeless through street outreach:

- Proposed for 2018: 760 persons
- Actual for 2018: 2014 persons

The number of households served in shelter with ESG decreased in 2018 for a number of possible reasons, all related to the 300% increase OHCS received in state funds. Because of the increase in state funding, the reliance on federal funds was not so great and subgrantees were able to target ESG for households which would benefit most from homelessness prevention and rapid re-housing assistance.

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 2018.

	CDBG	HOME	HOPWA	ESG	HTF
White	19,255	149	78	5520	0
Black or African American	89	2	8	297	0
Asian	211	0	0	40	0
American Indian or American Native	557	8	2	213	0
Native Hawaiian or Other Pacific Islander	111	2	1	108	0
Other Multi-Racial	650	5	2	701	0
Total	20,873	166	91	6879	0
Hispanic	824	28	3	1195	0
Not Hispanic	20,049	138	88	5684	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 are reported at the closeout of the project and outlines the families and beneficiary ethnicity breakdown identified upon completion of projects within the 2018 program year.

The differentiation of the numbers above, in comparison to the PR-23, is due to the difference in parameters of data that is being gathered. For Oregon, the beneficiary data is reported at the closeout of the projects, in this instance we reported all projects that were closed in 2018 as reflected above. Conversely, the PR-23 reports the number of beneficiaries for projects (or IDIS term – activity) that drew funds during that time period whether or not the project closed in 2017. By nature of PR-23 parameters, the number presented in that report are considerably larger in comparison to the number reported in this section.

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.

HOME Tenant Based Rental Assistance

OHCS staff enter demographic and contract data into IDIS for every household receiving services paid with HOME TBRA funds.

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). 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)

OHCS requires all subgrantees to enter demographic data in their HMIS, ServicePoint. Subgrantees are responsible for obtaining appropriate data from any subrecipient who does not enter data into ServicePoint because of the circumstances of their clientele, such as a victim of domestic violence. Subgrantees provide OHCS with quarterly and annual reports which include racial and ethnic data.

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	12,667,461	\$8,698,681
HOME	HOME	\$9,567,644	\$3,892,150.77
HOPWA	HOPWA	500,149	\$397,267.25
ESG	ESG	2,015,624	\$1,799,109
HTF	HTF	3,654,189	89,407

Table 3 - Resources Made Available

Community Development Block Grants (CDBG)

The amount above includes 2018 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)

2018 CDBG Awards were made as follows:

- Microenterprise Assistance – City of Independence
- Public Works – City of Chiloquin, City of Tillamook, City of John Day, City of Elgin, City of Willamina
- Public/Community Facilities – City of St.Helens, City of Dayville and Grant County
- Housing Rehabilitation – City of The Independence – Polk County, Harney 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.

HOME assisted Multifamily Rental Projects **completed** in 2018:

HOME Table 4a

Project	City	County
El Glen	Monmouth	Polk
Meadowbrook II	John Day	Grant
Rio Vista	Nyssa	Malheur
Sky Meadows	Klamath Falls	Klamath

No HTF assisted Multifamily Rental Projects were completed in 2018.

HOME assisted Multifamily Rental Projects that received funding **awards** in 2018:

HOME table 4b

Project	City	County
The Greens-Montclair Manor	Milton-Freewater	Umatilla
Colonia Unidad	Woodburn	Marion

HTF assisted Multifamily Rental Projects that received funding **awards** in 2018

Project	City	County
Creekside Apartments	Central Point	Jackson
Market District Commons	Eugene	Lane

HOME assisted Multifamily Rental Projects that received funding **reservations** in 2018

Project	City	County
Deer Creek Village	Roseburg	Douglas

Garden View	Lebanon	Linn
Canal Commons	Bend	Deschutes
Creekside Apartments	Central Point	Jackson
Silvertowne	Silverton	Marion
Liberty Lodge	Redmond	Deschutes

HTF assisted Multifamily Rental Projects that received funding **reservations** in 2018

Project	City	County
Deer Creek Village	Roseburg	Douglas
Garden View	Lebanon	Linn
Canal Commons	Bend	Deschutes
Creekside Apartments	Central Point	Jackson
Silvertowne	Silverton	Marion
Pioneer Enterprises	Veneta	Lane
The Rose	Portland	Multnomah
Creekside Apartments	Central Point	Jackson
Cedar Grove	Beaverton	Washington
Market District Commons	Eugene	Lane

HOME Community Housing Development Organizations (CHDO) 2018 Operating Grants:

CHDO	Counties
Farmworker Housing Development Corporation	Marion
Polk Community Action Corporation	Polk
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 2018 expenditures, based on the four regions of service delivery, are found in table below.

Region	Actual Percent of TBRA Allocation
1 - Northwest (Clatsop, Lincoln, Marion, Polk, Tillamook Counties)	14%
2 - Central (Douglas, Lane County)	19%
3 - Southern (Coos, Curry, Jackson, Josephine, Klamath, Lake Counties)	42%
4 - Eastern (Baker, Benton, Crook, Deschutes, Gilliam, Grant, Harney, Hood River, Jefferson, Linn, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, Wasco, Wheeler Counties)	25%

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 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 \$368,136 in matching funds from federal, state and local sources.

HOME Investment Partnerships Program (HOME)

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	18,677,323.95
2. Match contributed during current Federal fiscal year	515,374.26
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	19,192,698.21
4. Match liability for current Federal fiscal year	1,406,441.44
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	17,786,256.77

Table 5 – Fiscal Year Summary - HOME Match Report

Multifamily Rental Housing Development

2018 OHCS HOME Commitments (funded projects):

- Two multifamily rental projects received HOME commitments and are currently under way
- HOME funding committed: \$1,454,872

- Non-HOME funding awarded: \$26,304,803
- Total project cost for both projects, including all funding sources: \$27,759,675
- HOME leverage was \$5.50 on the dollar for two HOME funded projects

2018 OHCS NOFA Total Reservations:

- Twelve multifamily projects received OHCS NOFA Reservations
- Total OHCS resources (includes LIHTC Equity): \$121,299,937
- Oregon Affordable Housing Tax Credit program: \$7,965,000
- Total Project cost for all eight projects, including all funding sources (public and private): \$160,711,520

2018 OHCS NOFA Reservations to HOME Projects (not yet funded):

- Six multifamily projects received HOME reservations
- HOME Funding Reservations: \$5,889,949
- Total proposed project costs for all six projects including all funding sources (private and public): \$68,599,695
- HOME Leverage is potentially \$ 11.65 on the dollar for the four HOME projects

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
17318	1/18/18	2,307						2,307.02
17393	1/24/18	98,543						98,543
17393	2/7/18	65,366						65,366
17406	2/20/18	2,855						2,855
17393	3/5/18	3,091						3,091
17420	3/12/18	14,000						14,000
17458	3/27/18	14,000						14,000
17393	4/16/18	1,400						1,400
17393	4/17/18	25,100						25,100
17393	5/21/18	124,822						124,822
17393	6/14/18	45,662						45,662
17397	1/12/2018	650						650
17398	12/31/2018	8,423						8,423
Prior Year Collected in 2018								
17311	9/15/2017	12,420						12,420
17414	11/13/2017	70,200						70,200

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
17420	11/17/2017	26,535						26,535
Total								\$515,374.02

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 \$
90,903.67	51,507.06	102,041.67	0	40,369.06

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	
Contracts						
Dollar Amount	\$7,517,764	0	0	0	0	\$7,517,764
Number	4	0	0	0	0	4
Sub-Contracts						
Number	71	1	0	0	5	65
Dollar Amount	\$6,875,175	\$117,365	0	0	\$331,355	\$6,426,455
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$7,517,764	0	\$7,517,764			
Number	4	0	4			
Sub-Contracts						
Number	71	6	65			
Dollar Amount	\$6,875,240	\$347,087	\$6,528,153			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – 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

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition					
Parcels Acquired		3	\$1,034,011		
Businesses Displaced		0			
Nonprofit Organizations Displaced		0			
Households Temporarily Relocated, not Displaced		66	\$346,789		
Households Displaced*	Total	Minority Property Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Number	1				1
Cost	5,403				5,403

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

Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program utilized federal resources to leverage an additional \$445,785.81.

Leverage funding is broken down as follows:

- Case management: \$254,873.20
- Supportive services: \$45,250.29
- ADAP insurance premiums: \$3,544.60
- ADAP medication and Co-pays: \$26,895.36
- LIHEAP energy assistance: \$20,252.11
- Resident rental payments: \$96,006.25

Emergency Service Grant (ESG) Match Opportunities

The ESG program calls for a 100% match to the amount of the ESG grant as a whole. OHCS requires subgrantees receiving ESG allocations to contribute an amount equal to or greater than the amount of their annual ESG allocation. Subgrantees report the amount of matching funds to OHCS quarterly. They may use matching funds generated through non-ESG resources, including private funding and federal, state, and local government programs.

The 2018 ESG grant OHCS received from HUD totaled \$1,812,161. OHCS and the OHCS subgrantees reported matching funds of \$1,923,876.45 which was 106% of the 2018 grant.

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	1252
Number of Non-Homeless households to be provided affordable housing units	100	109
Number of Special-Needs households to be provided affordable housing units	55	65
Total	955	1426

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	855	1317
Number of households supported through The Production of New Units	60	67
Number of households supported through Rehab of Existing Units	40	42
Number of households supported through Acquisition of Existing Units	0	0
Total	955	1426

Table 12 – Number of Households Supported

Efforts to Address Worst Case Housing Needs

In addition to requiring all HOME units to be designated low-HOME units which targets lower income clients, the State of Oregon utilizes a tool called the Oregon Affordable Housing Tax Credit which is a state tax credit allowing a developer to reduce rent and target worst case housing needs. Further, OHCS encourages partnerships with Public Housing Authorities increasing the likelihood that voucher holders will have access to the HOME units.

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

Community Development Block Grants (CDBG)

The 2018 Method of Distribution (MOD) identifies that OBDD intended to award funds according to the target percentages but OBDD is not obligated to award all the funds targeted

to each category, i.e. if a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded. Each calendar quarter OBDD-IFA will conduct a quarterly target review and determine if funds need to be moved from one category to another to address program needs.

At each calendar quarter the need for the program, based upon the complete applications received was reviewed against the targeted percentages. OBDD-IFA varied from the funding targets, in accordance with the 2018 MOD, and for the following reasons:

The state of Oregon has no control over the type and quantity of applications submitted for funding under the program. As of December 31, 2018 the State received six applications totaling of \$ 5,599,500 Out of all applications received none was returned and we were able to fund all of the applicants.

As of February 28, 2019 \$8,698,681 of the 2018 Program Year funds were obligated and left \$3,968,780.00 to be included in the 2019 application round which will open in July 2019-September 2019. In total the projected obligation for the FY 2018 funds were obligated in accordance with the 2019 Method of Distribution. We are confident that the remaining \$3,968,780.00 will be able to fit within the 15-month Timely Distribution period.

PY 2018 was the first year of implementation after the state has implemented a major overhaul in the program design as a result of the TA provided by HUD, those improvements are:

- Restructuring of project timeline to contain projects to be completed within 24 months
- Subsequent rearrangement of Public Works project type which now restrict to fund only design or construction (as apparent in the type of project funded in 2018 , four out of five public works projects awarded are for design only)
- Restructuring of the scoring system
- Implementation of electronic application
- Recalibration of application round from quarterly to annually.

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.

HOME Investment Partnerships Program (HOME) Tenant Based Rental Assistance

HOME TBRA funding provided 194 rental assistance contracts in all counties across the state.

Emergency Solutions Grant

Through the community action agency network, 1,785 households received rental assistance to enable them to retain current housing; 1,058 homeless households obtained housing through Rapid ReHousing activities.

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 2018 was to assist 55 households through tenant based rental assistance. In 2018, OHOP assisted 65 households; exceeding the program goal by 18 percent.

Discuss how these outcomes will impact future annual action plans.

Community Development Block Grants (CDBG)

For 2018, the CDBG program is implementing a major program restructuring. More projects for Public works design are being funded and more community facilities are being assisted. 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 households 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 ¹	HOME Actual	HTF Actual
Extremely Low-income	0	9	0
Low-income	48	92	0
Moderate-income	0	8	0
Total	48	109	0

Table 13 – Number of households 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)	69
2.	31-50% of area median income (very low)	20
3.	51-80% of area median income (low)	2
4.	Total	91

HOPWA Households Served Table

Homeless and Other Special Needs (CR-25)

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. OHA also receives Ryan White funding which 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)

Twenty-nine percent of OHCS subgrantee activity funded with ESG was direct outreach to unsheltered persons. OHCS continues to encourage outreach to unsheltered persons, including veterans and families with children. 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)

Twenty-nine 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 135,384 shelter bed-nights were provided in 2018. Additionally, through coordinated entry programs, subgrantees 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 through the subgrantee.

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)

Twenty-six 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.

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 2018, or assisted with FY 2018 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)

Fifteen percent of persons assisted with ESG-funded activities were rapidly re-housed or received other housing assistance. Subgrantees 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. Through non-federal funding sources, OHCS has assisted with the addition of housing navigator positions for a number of subgrantees. These staff are instrumental in helping homeless persons locate and obtain housing. Navigators provide a link from the community action agency to the potential landlords in the agency's service area.

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

Public Housing (CR 30)

Actions taken to address the needs of public housing:

OHCS has pro actively engaged in partnership with public housing authorities to ensure that we are able to meet the needs of public housing. Through these efforts, OHCS has aligned its preservation definition to include projects that are pursuing Rental Assistance Demonstration efforts. RAD projects are therefore eligible for the 9% LIHTC preservation set-aside, and are included as eligible recipients for the resources allocated by the Oregon Legislature to address preservation needs.

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

85 Stories Group 5: Oregon Housing and Community Services is providing 4% LIHTCs and OAHTCs to HomeForward for the Acquisition, Rehabilitation and Preservation of 350 units at 6 scattered sites in Portland. These units will serve residents with incomes between 40 and 80 percent of AMI. All 350 units have Sec-8 project-based assistance.

85 Stories Group 6: Oregon Housing and Community Services is providing 4% LIHTCs and OAHTCs to HomeForward for the Acquisition and Rehabilitation of 315 units at 9 scattered sites in Portland. These units will serve residents with incomes between 50 and 80 percent of AMI. All 315 units have Sec-8 project-based rental assistance.

Creekside Apts: Oregon Housing and Community Services is providing 9% LIHTCs, HOME and HTF to Housing Authority of Jackson County for the new construction of 50 total units at 2 scattered sites in Central Point. These units will serve residents with incomes between 30 and 50 percent of AMI. 24 units will have project-based rental assistance (16 HUD-Sec 8 and 8 VASH) and 49 units will be Permanent Supportive Housing units.

Fountain Place: Oregon Housing and Community Services is providing 4% LIHTCs and GHAP funding to HomeForward for the Acquisition, Rehabilitation and Preservation of 80 units in Portland. These units will serve residents with incomes between 60 percent of AMI with 20 units having Sec-8 project-based rental assistance.

Garden View Apts: Oregon Housing and Community Services is providing 9% LIHTCs, HOME, HTF and GHAP funding to Linn-Benton Housing Authority for the new construction of 48 units in

Lebanon. These units will serve residents with incomes between 30 and 60 percent of AMI with 9 units having Sec-8 project-based rental assistance and 3 units of VASH Vouchers.

Hillside Manor: Oregon Housing and Community Services is providing 9% LIHTCs, HOME, HTF and GHAP funding to Housing Authority of Clackamas County for the acquisition and rehabilitation of 100 units in Milwaukie. These units will serve residents with incomes between 50 and 60 percent of AMI with 100 units having Sec-8 project-based rental assistance.

Holden Creek Village: Oregon Housing and Community Services is providing LIFT and 4% LIHTC funding to Northwest Oregon Housing Authority for the new construction of 60 units in Tillamook. These units will serve residents with incomes between 30 and 60 percent of AMI with 12 units having Sec-8 project-based rental assistance and 6 units being Permanent Supportive Housing.

Liberty Lodge: Oregon Housing and Community Services is providing HOME and GHAP funding to Housing Impact LLC for the new construction of 8 units in Redmond. These units will serve residents with incomes 50 percent of AMI.

Market District Commons: Oregon Housing and Community Services is providing 9% LIHTC, GHAP and HTF funding to Homes for Good Housing Agency for the new construction of 50 units in Eugene. These units will serve residents with incomes between 30 and 60 percent of AMI with 15 units having Sec-8 project-based rental assistance.

Red Canyon: Oregon Housing and Community Services is providing LIFT, 4% LIHTC and OAHTC funding to Housing Works for the new construction of 89 units across 5 scattered sites in the towns of Jefferson and Redmond. These units will serve residents with incomes between 30 and 60 percent of AMI with 8 units having Sec-8 project-based rental assistance.

SHA RAD Group I: Oregon Housing and Community Services is providing 9% LIHTC, GHAP and OAHTC funding to Salem Housing Authority for the acquisition, rehabilitation and preservation of 84 units across 3 scattered sites in Salem. These units will serve residents with incomes between 40 and 80 percent of AMI with 84 units having Sec-8 project-based rental assistance.

SHA RAD Group II: Oregon Housing and Community Services is providing 4% LIHTC and OAHTC funding to Salem Housing Authority for the acquisition, rehabilitation and preservation of 54 units across 2 scattered sites in Salem. These units will serve residents with incomes at 40 percent of AMI with 54 units having Sec-8 project-based rental assistance.

HUD Action in 2018

In September, 2018, HUD announced an award of almost \$100 million in Mainstream Housing Choice Vouchers to 285 public housing authorities across the nation. These vouchers would provide rent assistance similar to Section 8 Housing Choice Vouchers. HUD stipulated the vouchers must assist households meeting criteria from specific population groups. OHCS made available to our subgrantees \$200,000 in state funds, which could be used to pay deposits, move-in fees, rent and utility arrears, and other charges standing in the way of a household's acceptance for housing. Eight subgrantees are participating in this program to help households with PHA vouchers address real barriers to obtaining housing.

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

As the state Housing Finance Agency, OHCS is not directly tied with local Housing Authorities, however OHCS programs that foster homeownership are provided statewide and are a resource for all low income residents of the state, including residents of PHA's.

- 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 2018, 27 percent of IDA participants had incomes at or below 30% AMI. 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/>.

- 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.

- 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.

Actions taken to provide assistance to troubled PHAs

There was one troubled housing authority in 2018. While OHCS does not have an established relationship with PHAs to resolve outstanding issues, it has called out providing training and technical assistance resources to housing authorities as a recommended use of a portion of the available capacity building resources. These resources would be available to be programmed for these types of activities beginning in 2020, and are being recommended as part of the overall capacity building framework.

Other Actions (CR-35)

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.

2018 Legislation:

2018 was a short 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. In addition to ongoing funding for state sponsored affordable housing programs such as LIFT, the Oregon Affordable Housing Tax Credit program and the General Housing Account Program, the Oregon State Legislature enacted the following housing related bills:

- HB4006 which requires cities with populations greater than 10,000, with more than 25 percent of renter households experiencing severe rent burden, to complete a survey related to housing affordability and to hold at least one public meeting regarding severe rent burden. The survey will provide information on housing affordability, including actions related to land use and any intended actions to reduce rent burdens for severely rent-burdened households. Additionally, cities with populations greater than 10,000 are required to report annually to the Department of Land Conservation and Development on the total number of housing units permitted and produced.
- HB4007 allows individuals to establish first-time home buyer savings accounts and increases the document recording fee for affordable housing from \$20 to \$60 to fund housing-related programs in Oregon.
- HB4010 which creates a Task Force on addressing Racial Disparities in Home Ownership which must report recommendations for legislation to an interim committee on housing.

- HB4134 provides a legal procedure for petitioning a court for removal of discriminatory restrictions in a title of real property.

Community Partnerships

Oregon Statewide Housing Plan:

Oregon Housing and Community Services (OHCS) is placing a greater emphasis on strategic planning and the way we invest our resources. In early 2019 OHCS expects to release *Breaking New Ground: Oregon's Statewide Housing Plan*. This plan will mark a new way of doing business for OHCS. It will lay the foundation for OHCS to be a data and research driven focused organization, and will propose a new way of collaborating and focusing resources and energy to address the most pressing housing issues facing Oregon today.

Breaking New Ground: Oregon's Statewide Housing Plan will identify six priority areas the agency will focus on over the next 5 years. These six priorities include Equity and Racial Justice, Homelessness, Permanent Supportive Housing, Affordable Rental Housing, Homeownership, and Rural Communities. All six priorities will require enhanced coordination efforts but the priorities of Homelessness, Permanent Supportive Housing and Rural Communities are particularly reliant on an elevated level of coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

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 Strategic Workgroup:

The Oregon Health Authority (OHA) and OHCS collaborated to create the Statewide Supportive Housing Strategic Workgroup (SSHSW). This collaborative effort resulted in a list of recommendations mostly focused on the dramatic expansion of Permanent Supportive Housing in Oregon.

Though funding and outcomes will most likely not be directly associated with the Consolidated Plan program, Coordinated Care will play a vital role in identifying Chronically Homeless individuals and families to access housing resources. Development, rental assistance and supportive services will be provided to eligible projects largely as a result of the collaborative efforts that began in this workgroup and as a result of strong Executive Support from Governor

Brown. The SSHSW work builds upon the Innovation Accelerator Program (IAP) that OHCS participated in along with Oregon Health Authority and Department of Human Services to looking at Long Term Support Services (LTSS) Housing Related Services and Partnerships track along with 7 other states. This effort was supported by HUD and administrated by Center for Medicare & Medicaid Services (CMS). OHCS continues to work on a housing and health workplan with the Oregon Health Authority through a HRSA supported State Health and Housing Institute in which OHCS and OHA are participating with 4 others states.

Operation Welcome Home

Operation Welcome Home officially launched on November 15, 2018 in Corvallis, Oregon at Seavey Meadows (OHCS funded property for Veterans). Ten communities consisting of 18 counties were selected to participate in this campaign. With the help of a Cloudburst (technical assistance provider who has worked nationally on Veteran homelessness issues) these ten communities agreed to set up an infrastructure to effectively address and end Veterans experiencing homelessness. The infrastructure will consist of a shared Veterans By-name List and a Veteran Leadership Team to match local community resources to Veterans on the list. Operation Welcome Home is funded by Veteran Lottery Dollars and supported by OHCS and ODVA.

Addictions and Mental Health Planning and Advisory Council (AHMPAC) & Housing and Olmstead Subcommittee:

The AHMPAC is essentially a required governing board for the Substance Abuse and Mental Health Services Administration (SAMSHA) and also has oversight on state generated funds. Oregon Housing and Community Services' staff (OHCS Integrator) sit on this subcommittee. Duties include scoring housing development projects funded by OHA. The OHCS Integrator has provided housing 101 trainings to the subcommittee as well as education around Olmstead and the need for more housing case managers to help individuals with substance use disorder (SUD) and severe and persistent mental illnesses (SPMI) to access housing choice. OHCS also assists OHA in their obligations under the Olmstead Act and are currently working to increase the supply of Mainstream Vouchers for Non-Elderly Disabled (NED) individuals who are (a) transitioning out of institutional or other segregated settings, (b) at serious risk of institutionalization, (c) homeless, (d) at risk of becoming homeless.

Oregon Rural Permanent Supportive Housing Peer Network

As a result of rural needs identified during the Statewide Housing Plan Process, OHCS established the Oregon Rural Pemanent Supportive Housing Peer Network in 2018. This facilitated training convenes various development, service and non-profit oriented organizations that serve rural communities with the goal of identifying and eliminating barriers

to PSH development in rural communities. Training was provided to 10 organizations and materials are disseminated to a broader audience so that practitioners can learn from each other on the facets of supportive housing development, property management, and service provision. This group has committed to a year-long process that includes three in-person events and webinars. The support will wrap up in late 2019 and is supported by HUD's Rural Capacity Building Technical Assistance. We then hope to build off of this work in future endeavors.

Department of Human Services (DHS) Key Performance Measure (KPM) Implementation Project Team

OHCS staff have participated in DHS' Key Performance Measure (KPM) Implementation Project Team for their Self Sufficiency Programs including Temporary Assistance for Needy Families (TANF) and Supplemental Nutrition Assistance Program (SNAP). The goal of the group is to determine what KPM's best measure outcomes associated with poverty reduction and helps tell the story of the impact of important programs like TANF and SNAP.

Agriculture Workforce Housing Facilitation Team

The Agriculture Workforce Housing Facilitation Team ("AWHFT") was formed in an effort to keep abreast of current issues around agricultural workforce housing, resources available for developing agricultural workforce housing, and to address the needs of agricultural workers in Oregon. By Oregon statute, OHCS' role is to help facilitate, create a forum, and provide a place for the team to meet and discuss issues affecting farmworkers in Oregon.

Governor's Children's Cabinet and Early Learning

OHCS staff have participated in the Governor's Children's Cabinet, first convened in 2017 to create pathways toward prosperity for our children and families living in poverty. The Cabinet is made up of leading experts in health, housing, human services, early learning, and education from the public, private, and non-profit sectors. Working collaboratively, the Cabinet has identified the highest priority concerns and existing gaps in services for working families and their children. The Cabinet identified evidence-based solutions that provide the biggest return on investment toward helping families achieve success.

Homeless Youth Advisory Council (HYAC)

OHCS Staff have been active participants in the Homeless Youth Advisory Council whose purpose is to advise the Department of Human Services (DHS), with respect to policies and procedures, to coordinate statewide planning for delivery of services to run away and homeless youth and their families. Work of the advisory council can include, but is not limited to:

- Recommendations toward the development of a statewide framework of shared goals and best practices aligned with the federal Framework to End Youth Homelessness.
- Define and work toward decreasing service gaps in every Oregon county using available knowledge and data.
- Collaboration and coordination with all entities that interact with at-risk and homeless youth to create a network of accessible services.
- Determine ways in which to collect comprehensive data on the state's runaway and homeless youth population.

Housing Choice Advisory Committee

The Housing Choice Advisory Committee oversees the Housing Choice Landlord Guarantee Program (HCLGP). Perspectives shared from local housing authorities and landlord associations support the success of the HCLGP at offering low-income residents a way to overcome the barrier of a less-than-stellar past history as well as a safety net for rental owners to recoup financial losses. This program continues to expand throughout the state. The HCLGP website received 8,412 unique visits in the 2017-2018 fiscal year, which is a 10% increase from the previous year. Since the inception of the program, 294 claim applications have been received. Eighty-two percent of all applications received met program requirements and were approved for payment.

A stronger relationship has developed between public housing authorities and local landlords, including expanded communication and problem-solving efforts. The Housing Authority of Jackson County credits the HCLGP with helping manufactured home owners, many of whom are elderly and low-income, obtain and keep manufactured homes using Housing Choice Vouchers. The Fair Housing Council of Oregon provides enforcement and education to help resolve complaints involving landlords.

Oregon Housing and Community Services continues to research process changes and possible legislative action that would consider additional models for reviewing and approving landlord claims to validate the costs associated with tenant occupancy. Outreach and education efforts are on-going to ensure that landlords and tenants are aware of program requirements and the landlord guarantee fund.

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 2018, MCRC staff handled almost 1,500

intake calls; referring more than 40 cases/incidents to CDRC, Fair housing and Legal Aid partner networks.

HOPWA Partnerships

The OHOP program collaborates closely with other program partners. While the primary housing need for persons living with HIV/AIDS in Oregon's Balance of State continues to be long-term rental assistance, the OHOP Formula program assures appropriate supportive services through the leveraged Ryan White Program and through funds provided by Oregon Housing and Community Services, Energy Assistance Program. In 2018, the Ryan White program contributed the majority of leveraging with over \$350,527. Clients receiving OHOP Formula funded TBRA in 2018 received:

- Health Insurance premium payments, drug and health care provider visit co-pay assistance through the state's AIDS Drug Assistance Program.
- Coordinated services through Ryan White case management providers
- Ryan White support services, including but not limited to: emergency housing, transportation, food assistance and emergency medical assistance
- Low-income Home Energy Assistance Program (LIHEAP) payment through Oregon Housing and Community Services

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 2018 to address obstacles to meeting the needs of Oregon's underserved populations.

Program Funding

In addition to the funding sources outlined in the Consolidated plan (HOME, Housing Trust Fund, ESG, HOPWA & CDBG) the State of Oregon funds and administers a number of programs that reach underseved communities and individuals. Some of the major programs include:

- The Local Innovation and Fast Track (LIFT) Program utilized 80 million dollars in state resources in 2018 to provide rental housing to families earning at or below 60% of the

area median income (AMI) and to homeownership families earning at or below 80% of the AMI.

- The Land Acquisition Program made available 2.5 million dollars in state funding to provide loans for eligible organization to purchase property for future development of low income housing.
- The General Housing Account Program utilizes the State of Oregon's document recording fee to provide development and capacity building funding to Veteran's and low income housing.
- The Low Income Housing Tax Credit (LIHTC) Program which includes the competitive 9% tax credit and the non-competitive 4% tax credit is a federally approved development program that serves families up to 60% of the AMI.
- The Oregon Housing Affordable Housing Tax Credit Program is a state approved tax credit that provides a reduction in rental rates for households at or below 80% of the AMI.
- The Agriculture Workforce Housing Tax Credit provides a state tax credit for the purpose of construction or rehabilitation of farmworker housing. Projects benefitting from this tax credit must assist persons that perform temporary or permanent labor for defined agricultural purposes.

Statewide Housing Plan

In 2018 OHCS completed its five year Statewide Housing Plan (SWHP). The Oregon Statewide Housing Plan calls out six state priorities over the next five years. Homeownership, Affordable Rental Housing, Rural Communities, Homelessness, Equity and Racial Justice, and Permanent Supportive Housing. The purpose of designating these priorities is to signal that OHCS will be very intentional with its limited resources assuring that these priority areas are being addressed with delivery of its funding. The priorities are not mutually exclusive meaning that Equity and Racial Justice, for example, needs to be carefully considered as we attempt to expand homeownership opportunities throughout Oregon. The Statewide Housing Plan priorities is the platform that OHCS is utilizing to specifically target those that have been traditionally underserved.

Training and Technical Assistance

The Homeless Services section (HSS) of OHCS 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.

HSS is committed to hosting in-person meetings annually for subgrantee program coordinators. In 2018, the meeting, held in September, addressed topics including: serving Domestic Violence survivors (including VAWA), program compliance, manual updates, and increasing program effectiveness. OHCS plans to host two in-person convenings each year, beginning with 2019.

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.

Additionally, Oregon Housing and Community Services held its first annual Collaborate Oregon HMIS data convening in April 2018. 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.

Housing Opportunities for Persons With AIDS (HOPWA)

The OHOP program has been successful in meeting its technical assistance needs through the local HUD/HOPWA project officer and through the HUD Exchange website. Technical assistance needs include: consultation regarding application of HOPWA regulations in development and implementation of program policies and procedures, training and incidental consultation regarding HOPWA reporting, and program planning and capacity development.

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. One barrier to securing SSI that we have here in Oregon is that there are no non-profits providing free legal assistance for these applications and appeals, which can be incredibly expensive and complex. Regarding employment, Ryan White Case Managers assess all clients for employment readiness and refer them 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. 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.

Emergency Solutions Grant Program (ESG)

Subgrantees may use ESG funds to pay for case management when the subgrantee is providing services for street outreach, shelter, and/or housing relocation and stabilization. Subgrantees help their program participants take actions that remove rent and work barriers to stabilize housing and increase the household's ability to access entitlement benefits or secure and maintain a job.

Additionally through the requirement to use coordinated entry, subgrantees are better able to identify the services most beneficial to their client and to expand the types and volume of resources available to their clientele by referring them to local partner agencies for services not available through the subgrantee. The following are examples of the services provided to assist with growth in self-sustainability, housing stability and increase in income:

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 2018, 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 identifies 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 are linked to services designed to help them obtain or retain housing stability.

OHCS is currently working with Oregon Department of Veterans' Affairs to build infrastructure to end Veterans homelessness across Oregon. OHCS engaged The Cloudburst Group for technical assistance and launched Operation Welcome Home in November, 2018. Operation

Welcome Home will provide technical assistance to communities and help them develop a collaborative infrastructure to meet the needs of their homeless veterans. Ten Oregon communities will pilot this initiative.

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 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.

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 2018 FHAP Report outlines the actions Oregon took in 2018 to address the research findings and impediments identified in the AI. Oregon's 2018 FHAP Report is included as Attachment B 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)

The following section describes the standards and procedures used to monitor activities carried out in 2018 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 C.

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 2018, Business Oregon monitored seven 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 inspect-able 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 inspect-able 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' 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 programmatic compliance monitoring for each CAA and PHA administering TBRA funds. The monitoring reviewed both agency policies and client files 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. OHCS’ Fiscal Monitor also completed on-site monitoring of the subgrantee’s fiscal records 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. The IPG meets three 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

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.

<p>Program Evaluation</p>	<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:http://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx</p> <p>Client satisfaction surveys for Case Management were distributed in 2017 and evaluated in 2018, results are available upon request.</p>
---------------------------	--

Emergency Solutions Grant (ESG)

Oregon Housing and Community Service provided ongoing program compliance monitoring for each subgrantee receiving ESG funds. The monitor reviewed both agency policies and client files to verify TBRA funds were expended in accordance with all federal program requirements, including examining the processes used by the subgrantee to confirm 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. 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. OHCS’ Fiscal Monitor also completed on-site monitoring of the subgrantee’s fiscal records of ESG funds to ensure spending met federal fiscal requirements and OHCS policies and expectations.

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 2018 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. No public comments were received.

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

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.

CDBG activities that have had a substantial impact on identified needs are the public works activities and community facility activities which were identified as high priority projects in the 2016-2020 Consolidated Plan. Forty eight percent (48%) of the CDBG funds awarded in 2018 were for Community Facilities projects that will benefit 9,730 persons, forty three percent (43%) for Public Works projects will benefit 11,807 persons and eight percent (8%) of the CDBG funds awarded in 2018 were for housing rehabilitation projects that will benefit 121 persons and rehabilitate 48 housing units. Refer to Table's I, V and VI for more details.

The indicators for CDBG need are identified by the type and number of applications received for funding in 2018. Based upon the number of applications received public works, community facilities and housing rehabilitation are of the highest need. Oregon funded:

- 5 public works projects
- 3 community facility projects;
- 2 housing rehabilitation projects and,
- 1 microenterprise project

The state obligated its Program Year 2018 funds for activities in accordance, as much as possible, with the targets set in the *2018 Annual Action Plan for the Oregon Consolidated Plan*.

The state exceeded the annual allocation funding targets in the following category:

- Community Facilities: Target was 20% and during 2018 the state obligated 48%.

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

- Microenterprise Assistance: Target was 2% and during 2018 the state obligated 0.54%
- Public Works: Target was 53% and during 2018 the state obligated 46.25%.
- Housing Rehabilitation target was 25% and during 2018 the state obligated 8 %

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.

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)

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 2018, OHCS physically inspected a total of 153 HOME funded properties and 805 HOME assisted units. All properties required and scheduled for inspection were inspected by the agency during the year. During the scope of the physical inspections approximately 990 Uniform Physical Condition Standards (UPCS) violations and 223 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 is located on the coast and has erosion problems, foundation issues and is in need of siding repairs. The items on the follow-up plan include repairing or replacing siding, landscaping improvements to correct erosion, and foundation repairs.

Of the 990 total UPCS violations noted in 2018, the most common violations identified were blocked 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 2018 property file reviews and desk audits 167 properties were reviewed and 787 files were looked at. 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.

In 2018 OHCS provided approximately twelve one-on-one trainings and technical assistance to partners identified as needing additional training. In addition, OHCS participated in five large industry trainings. Approximately 420 partners and/or staff were trained during these industry sessions that took place in Grants Pass, Bend, Salem (X2), and Portland.

Areas identified for training in 2019 include renting to HOME student households, lease wording and prohibitions, calculating rents and income, how to read loan and grant agreements for compliance requirements, how to correctly complete and submit a HOME monitoring report (HMR) and how to correctly maintain the HOME unit mix.

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. In 2019 OHCS intends to add a full time staff position that is dedicated to the pursuit of the enhancement of Minority and Women owned and Emerging Small Business activities. OHCS believes that this dedicated position will improve upon the current process and policy associated with the implementation, capacity and monitoring of affirmatively marketing HOME activities.

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

In 2018 OHCS received a total of \$51,507.06 in HOME Program Income. These funds will be allocated to a HOME funded project during 2019.

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

Oregon Housing and Community Services (OHCS) is placing a greater emphasis on strategic planning and the way we invest our resources. In early 2019 OHCS expects to release *Breaking New Ground: Oregon's Statewide Housing Plan*. This plan will mark a new way of doing

business for OHCS. It will lay the foundation for OHCS to be a data and research driven focused organization, and will propose a new way of collaborating and focusing resources and energy to address the most pressing housing issues facing Oregon today.

Breaking New Ground: Oregon's Statewide Housing Plan will identify six priority areas the agency will focus on over the next 5 years. These six priorities include Equity and Racial Justice, Homelessness, Permanent Supportive Housing, Affordable Rental Housing, Homeownership, and Rural Communities. All six priorities will require enhanced coordination efforts but the priorities of Homelessness, Permanent Supportive Housing and Rural Communities are particularly reliant on an elevated level of coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

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

The table below reports the 2018 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.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments		
Tenant-based rental assistance	55	65
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		
Total	55	65

Table 14 – HOPWA Number of Households Served

The HOPWA program exceeded the goal for 2018 and assisted 65 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 2018 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 offered 2016, 2017 and 2018 HTF funding in the 2018 HOME and LIHTC Notice of Funding Availability (NOFA). The first two HTF assisted projects received awards in December, 2018. The following Table 15 will be completed in the year that the HTF projects are constructed and the HTF units are leased to eligible tenants. All HTF assisted units are restricted at 30% AMI.

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	State of Oregon

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 01/01/2018
Program Year End Date 12/31/2018

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: 97418

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: 153275

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: 29362

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: 41312

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: 30321

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: 26802

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: 165934

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: 150737

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: 276094

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: 226376

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: 132838

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: 72816

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: 51268

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: 90018

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: 61856

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: 115126

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: 90608

Persons Assisted (ESG)(CR-65)

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 A of this plan.

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

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	131,723
Total Number of bed-nights provided	135,384
Capacity Utilization	102.78%

Table 15 – Shelter Capacity

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

In consultation with the CoCs, OHCS has two performance measures on which all subgrantees must report. These performance measures align with HUD’s required system performance measures for CoCs. They are: 1) Percentage of persons who exit to or retain permanent housing, and 2) percentage of persons who exit to permanent housing and retain permanent housing at six months.

The goal for the first measure is that 30 percent of all persons exiting the subgrantees’ programs for homeless persons, exit to permanent housing. Actual data for 2018 shows fifty-five percent of clients exiting the ESG program resided in permanent housing at the time of exit.

The second goal is that 80 percent of all persons exiting to permanent housing remain in permanent housing six months after leaving the homeless services programs. Data indicates the actual percentage for 2018 was 87%.

NOTE: OHCS is working with our subgrantees to improve data collection processes. Future percentages of housing retention may not align with 2018 reporting once data collection processes are enriched.

ESG Expenditures (CR-75)

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	35,685	156,439
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	14,014	37,138
Expenditures for Housing Relocation & Stabilization Services - Services	0	54,681	131,999
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	3,231	4,132
Subtotal Homelessness Prevention	0	107,611	329,708

Table 16 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	89,995	179,495
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	13,566	79,455
Expenditures for Housing Relocation & Stabilization Services - Services	0	43,743	144,914
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	55,261	82,900
Subtotal Rapid Re-Housing	0	202,565	486,764

Table 17 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	31,360	92,409
Operations	0	84,219	68,527
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	115,579	160,936

Table 18 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
HMIS	0	5,331	52,099
Administration	0	11,310	28,969
Street Outreach	0	30,648	79,370

Table 19 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
1,610,890	0	473,044	1,137,846

Table 20 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	7,451
Other Federal Funds	0	74,703	54,769
State Government	0	153,259	733,139
Local Government	0	48,378	203,169
Private Funds	0	53,448	180,394
Other	0	0	0
Fees	0	0	0
Program Income	0	0	2,500
Total Match Amount	0	329,788	1,181,422

Table 21 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	0	802,832	2,319,268

Table 22 - Total Amount of Funds Expended on ESG Activities

ATTACHMENTS

PROGRAM REPORTS

- A. 2018 Sage Report (CR-65 ESG Person Assisted)

FAIR HOUSING ACTION PLAN REPORT

- B. Oregon Fair Housing Action Plan 2018 Report

ANNUAL PERFORMANCE REPORTS

- C. 2018 Proposed CDBG PER

CITIZEN PARTICIPATION

- D. Citizen Participation Comments

OHCS Project Inspections

- E. OHCS Project Inspection & File Review List