

2014 ANNUAL ACTION PLAN

Housing and Community Development Programs



Oregon Housing and Community Services
Oregon Business Development Department
Oregon Health Authority

Effective January 1, 2014 – December 31, 2014

Acknowledgements

Honorable John Kitzhaber M.D.

Governor, State of Oregon

Margaret Van Vliet, Director

Oregon Housing and Community Services

Tim McCabe, Director

Oregon Business Development Department

Dr. Bruce Goldberg, Director

Oregon Health Authority

Contacts

Oregon Housing and Community Services

Richard Mathews
Federal Planning Coordinator
(503) 986-2097

Oregon Business Development Department

Mary Baker
CDBG Program Coordinator
(541) 882-1340

Oregon Health Authority

Annick Benson-Scott
HIV Community Services Manager
(971) 673-0145

Table of Contents

Acknowledgements	3
Contacts	4
Table of Contents	5
Executive Summary AP-05	7
Introduction.....	7
Summary of the 2014 Objectives and Outcomes	7
Evaluation of Past Performance	8
Summary of Citizen Participation Process and Consultation Process	10
Summary of Public Comments	10
Anticipated Resources.....	10
Affordable Housing AP-55	11
Public Housing AP 60	11
Actions Planned During the Next Year to Address the Needs of Public Housing	11
Actions to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership	12
Barriers to Affordable Housing AP-75.....	13
Other Actions AP-85	14
Actions to Foster and Maintain Affordable Housing	14
Actions to Remove Barriers to Affordable Housing	14
Actions to Address Fair Housing.....	15
Actions Planned to Address Obstacles to Meeting Underserved Needs.....	18
Actions Planned to Reduce Lead-Based Paint Hazards	19
Actions Planned to Reduce the Number of Poverty-Level Families	20
Actions Planned to Develop Institutional Structure	21
Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies	24
Monitoring.....	24
Emergency Solutions Grant (ESG).....	26
ESG Annual Goals and Objectives AP-20	26
ESG Program Specific Requirements AP-90.....	29
ESG Consultation AP-10.....	31
ESG Expected Resources AP-15	32
ESG Allocation Priorities AP-25.....	33
ESG Method of Distribution AP-30	34
ESG Projects AP-35	35
ESG Geographic Distribution AP-50.....	36
ESG Homeless and Other Special Needs Activities AP-65.....	38
ESG Monitoring.....	42
HOME Investment Partnership Program (HOME)	43
HOME Annual Goals and Objectives AP-20	43
HOME Program Specific Requirements AP-90.....	44
HOME Allocation Priorities AP-25.....	48
HOME Projects AP-35	50
HOME Geographic Distribution AP-50.....	52
HOME Monitoring	55

Community Development Block Grant (CDBG)57
CDBG Annual Goals and Objectives AP-2057
CDBG Program Specific Requirements AP-90.....64
CDBG Expected Resources AP-1565
CDBG Allocation Priorities AP-25.....67
CDBG Methods of Distribution AP-30.....67
CDBG Projects AP-35.....73
CDBG Section 108 Loan Guarantee AP- 4074
CDBG Community Revitalization Strategies AP- 4574
CDBG Geographic Distribution AP- 5074
CDBG Barriers to affordable housing AP-7574
CDBG Other Actions AP- 8584
CDBG Monitoring.....84
Housing Opportunities for Persons with AIDS (HOPWA).....86
HOPWA Annual Goals and Objectives AP- 2086
HOPWA Goals AP-70.....87
HOPWA Expected Resources AP-15.....88
HOPWA Allocation Priorities AP- 2589
HOPWA Methods of Distribution AP-3089
HOPWA Projects AP-35.....89
HOPWA Geographic Distribution AP-5090
HOPWA Monitoring.....90
Attachments 91

Executive Summary AP-05

Introduction

The 2014 Annual Action Plan describes how the State of Oregon will use formula funds from the U.S. Department of Housing and Urban Development (HUD) to meet Oregon's affordable housing and community development needs in the fourth year covered by the 2011-2015 Consolidated Plan. The entire 2011-2015 Consolidated Plan is available on the Oregon Housing and Community Services' website at http://www.oregon.gov/ohcs/pages/hcs_consolidated_plan_5yearplan.aspx

Oregon Housing and Community Services (OHCS) is the lead agency responsible for developing and implementing the 2011-2015 Consolidated Plan, including its Annual Action Plans, in conjunction with partner agencies. The three state agencies responsible for these plans and programs are:

Oregon Housing and Community Services (OHCS)

- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program (HOME)

Oregon Business Development Department (OBDD)

- Community Development Block Grant (CDBG)

Oregon Health Authority (OHA)

- Housing Opportunities for Persons with AIDS (HOPWA)

Summary of the 2014 Objectives and Outcomes

The overall objective is to provide decent housing, maintain suitable living environments, and expand economic opportunities for all Oregonians. OHCS, OBDD and OHA each serve as funder, facilitator, coordinator, capacity- builder, and technical assistance provider in close partnership with a variety of public and private partners in Oregon.

The Plan:

- Summarizes the state’s five-year priorities and strategies for housing, homelessness, community development, and the community development delivery system
- Describes what the state proposes to do in the coming year to further the five-year priorities and strategies of the Consolidated Plan
- Explains the state’s method for distributing CDBG, HOME, ESG, and HOPWA funds
- Lists the resources available to grantees and the state to further the five-year strategies
- Reviews and responds to citizen comments about the 2014 Annual Action Plan

Evaluation of Past Performance

ESG Program Past Performance

The State of Oregon has two ESG specific goals which include: Goal 1-Increase availability and accessibility by developing and implementing homelessness prevention activities; and Goal 2 - Increase availability and accessibility by providing essential services to the homeless.

The State of Oregon is at 6% of Goal 1 of the Consolidated Plan’s five-year goal. Oregon’s Subgrantees did not report data about this goal for the first two years of the plan. In August 2012, ESG Subgrantees reported the number of people served by eligible homeless prevention activities that help meet Goal 1. Oregon has exceeded Goal 2 of the five-year Consolidated Plan. Current service levels will remain for the last two years of the five-year planning period.

HOME Program Past Performance

The HOME Multifamily Rental program is meeting the five-year consolidated plan Goals. Combined Goal 1 and 2 established targets of 25 acquisition and rehabilitation projects and 15 New construction projects for 40 projects over the five-year period. As of December 2012, Oregon has closed 25 of the total 40 projects or 62.5% of the five-year goal.

Goal 3 measured the number of households that received HOME Tenant Based Rental Assistance (HOME TBRA) by the end of 2012. The total number of households served during 2011 and 2012 was 34% of the five-year goal. The low percentage was due in part to a 36% reduction in HOME funding.

The Consolidated Plan established a goal of 40 Community Development Housing Organizations (CHDO) operating grants, or eight per year. In 2012, Oregon awarded eight CHDO Operating Grants. Combined with the 7 Grants awarded in 2011, Oregon has achieved 37.5% of the five-year goal. This percentage is due in part to a 36% federal budget cut in 2012 and another cut in 2013.

CDBG Program Past Performance

As of the end of 2012, Oregon met or exceeded the annual CDBG goals for Public Works; SL1 Community Facilities; DH1 Community Facilities; and Community Capacity Technical Assistance. Microenterprise Assistance; SL3 Community Facilities; Public Works Off-Site Infrastructure; and, Housing Rehabilitation were not met.

CDBG funding did assist or fund:

- 12 microenterprises
- 12 water and wastewater systems
- 3 community facility projects
- 33 housing units

The CDBG program leveraged \$886,808 in matching funds.

HOPWA Program Past Performance

Throughout 2011 and 2012 the Oregon Health Authority (OHA) administered the HUD-funded program Housing Opportunities for Persons with AIDS (HOPWA) for the State of Oregon. The program, known as the Oregon Housing Opportunities in Partnership (OHOP) program, is designed to assist people living with HIV/AIDS in creating a continuum of stable and sustainable housing.

In first two years of the five-year consolidated planning period, the OHOP program met or exceeded all but one of the planned goals identified in the Consolidated Plan. During the 2013 program year:

- 79 households received HOPWA TBA (exceeding goal)
- 113 unduplicated households were served (exceeding goal)
- 94% of households assisted with TBRA maintained permanent housing (exceeding goal)
- 100% of households had a housing plan for maintaining or establishing stable on-going residency (meeting goal)
- 100% of households who received support in conjunction with HOPWA funded housing assistance had contact with a case manager at least once in the last three months, or consistent with their individualized plan (meeting goal)
- 100% of households who received support in conjunction with HOPWA funded housing assistance had medical insurance coverage or medical assistance (meeting goal)
- 16% of households who received support in conjunction with HOPWA funded housing assistance obtained an income-producing job during the year
- 57 households received permanent housing placement in the form of deposits

Summary of Citizen Participation Process and Consultation Process

Oregon uses a combination of approaches to achieve citizen participation obligations. In addition to publishing notices in the newspaper, Oregon provides electronic notification to:

- City officials
- County officials
- Councils of government
- Economic development districts
- Regional boards
- Partner agencies and non-profits, for-profits and faith based organizations
- Other interested organizations and individuals

Summary of Public Comments

The State of Oregon received four comments related to the Community Development Block Grant (CDBG) program Method of Distribution (MOD). The responses to these public comments are included in Attachment F.

Anticipated Resources

Table 1, below, lists the anticipated HUD funds for 2014 by state programs, based on HUDs announced 2013 allocations.

Table 1 – Anticipated Resources

PROGRAM	ANTICIPATED 2014 FUNDS
Community Development Block Grant (CDBG)	\$11,919,018
Emergency Solutions Grant (ESG)	\$1,595,367
HOME Investment Partnerships Program (HOME)	\$6,674,336
Housing Opportunities for Persons with AIDS (HOPWA)	\$379,182,

Affordable Housing AP-55

The State of Oregon proposes the following annual goals for the HOME, ESG, CDBG, and HOPWA programs:

Table 2 - One Year Goals for Affordable Housing by Support Requirement

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS TO BE SUPPORTED	HOUSEHOLDS
Homeless	5,000
Non-Homeless	500
Special Needs	96
Total	5,596

Table 2 - One Year Goals for Affordable Housing by Support Type

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS SUPPORTED THROUGH:	HOUSEHOLDS
Rental Assistance	560
The Production of New Units	98
Rehab of Existing Units	140
Acquisition of Existing Units	85
Total	883

Public Housing AP-60

Actions Planned During the Next Year to Address the Needs of Public Housing

The State of Oregon works closely with public housing authorities across the state to develop and deliver affordable housing and foster public housing accessibility for the most vulnerable citizens.

The state is committed to collaborate with Public Housing Authorities (PHA) to:

- Address the needs of public housing
- Encourage public housing residents to become more involved in management and participate in homeownership
- Provide assistance to troubled PHAs

The following strategies and tactics address the needs of public housing:

- Oregon's Regional Advisors to the Department (RAD) meet with and provide assistance to PHA staff upon request.
- OHCS provides technical assistance to develop and implement PHA initiated strategies to address their local needs.

Actions to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership

The State of Oregon encourages public housing residents to become more involved in management and participate in homeownership by:

- Providing administrative support for Oregon's Individual Development Account (IDA) program which many PHA residents use as a matched savings plan to continue education, start a business or buy a home.
- Providing funding for a statewide network of Regional Housing Centers that partner with local PHAs and their Family Self-Sufficiency programs to complete financial and home buying education and training.
- Providing funding for the Oregon Bond program, including cash assistance, to help mortgage-ready public housing authority residents buy a home.
- Providing funding for statewide and regional down payment assistance programs.

Barriers to Affordable Housing AP-75

In 2014, the State of Oregon will take actions to remove or address the negative effects of public policies that serve as barriers to affordable housing. Oregon encourages the production of high quality, affordable homes (both owner- and renter-occupied) to meet the need of Oregon's low and moderate income residents.

Oregon will implement a number of related laws adopted by the 2013 State Legislature that aim to reduce barriers to affordable housing. These new laws include:

- House Bill 2417A increases the collection of a Document Recording Fee by 25% to fund housing opportunities and programs for Veterans.
- House Bill 2639B clarifies that receipt of federal rent subsidies and other housing assistance – in particular Section 8 vouchers – is not grounds for denying tenancy. Landlords would still be allowed to screen tenants as usual.
- House Bill 3367 extends the Farmworker Housing Tax Credit program to support the development of farmworker housing until January 1, 2020.
- House Bill 2254 authorizes the Land Conservation and Development Commission to adopt rules for a new “streamlined” urban growth boundary expansion method. Cities using this method must add lands “planned and zoned to meet the requirements for needed housing”.

House Bill 2890 received hearing but did not pass. This bill would have repealed the preemption on inclusionary zoning and allow communities to provide equitable distribution of accessible and affordable housing. The legislature established the Legislative Workgroup on Inclusionary Housing Affordability, Balance, and Choice. The workgroup will recommend to the 2015 Oregon State Legislature options to improve access to quality housing for all Oregonians. OHCS staff will participate as members of the workgroup.

The state's Land Conservation and Development Commission (LCDC) continues to oversee local implementation of nineteen Statewide Planning Goals. These goals guide and influence how local jurisdictions develop their comprehensive plans and zoning ordinances. Goal 10 (<http://www.oregon.gov/LCD/docs/goals/goal10.pdf>) calls upon local jurisdictions to have plans in place that meet the housing needs of the citizens of the state: “Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.”

OHCS participates in meetings organized by the Oregon Housing Alliance. Oregon Housing Alliance members advocate, decent, safe, and affordable housing, and the stability it offers, helps us to build better lives and stronger communities. The Oregon Housing Alliance drafts and supports

legislation that reduces barriers and promotes the development of affordable housing. The Oregon Housing Alliance will focus on the implementation of laws approved by the legislature (such as those listed above) and begin developing a new legislative agenda for upcoming sessions.

The State of Oregon, through Oregon Housing and Community Services (OHCS), in an attempt to improve allocation of federal and state affordable housing resources such as HOME, Low Income Housing Tax Credits, released two Notices of Funding Availability (NOFA) in June of 2013. This latest model encourages proposals in areas that have not historically received equal amounts of funding or that demonstrate the greatest need. Further refinements will continue in 2014.

Oregon Housing and Community Services participates in the Olmstead/Housing Subcommittee. This committee advises the Department of Human Services (DHS) on matters and strategy in implementing the Olmstead Plan. The related Olmstead Act requires states help people with disabilities, including alcohol and substance abuse issues, move out of institutions and into the community. People institutionalized with mental illness and disabilities face major barriers in accessing affordable housing in local communities. The subcommittee makes recommendations and suggestions for new strategies and goals for future editions of the Olmstead Plan.

In addition to the actions listed above, the Oregon Business Development Department will also address the barriers to affordable housing and foster and maintain affordable housing. These tasks are described in the CDBG Section of this plan.

Other Actions AP-85

Actions to Foster and Maintain Affordable Housing

Oregon Housing and Community Services provides tax credits and various funding to affordable housing developers. This process encourages creativity and use of federal, state, and local government resources with public and private resources to meet the needs of communities.

OHCS administers the federal Low Income Housing Tax Credit (LIHTC) program, a major funding source for development of affordable housing. Tax credits are leveraged with other state and federal funds through the competitive process, which requires just one application for all resources available through OHCS. Oregon allocated approximately \$8.7 million in credits for 2013. OHCS also administers the non-competitive 4% tax credits used in conjunction with tax-exempt bonds.

Actions to Remove Barriers to Affordable Housing

Oregon completed a 2011-2015 Analysis of Impediments (AI) to address a variety of housing concerns, including barriers to fair housing. The AI is a separate document from the Annual Action Plan and is available upon request. If interested in the AI, contact Theresa Wingard at 503.986.2097 or by email Theresa.Wingard@oregon.gov.

The following are a few of the actions Oregon will take to remove barriers to affordable housing:

- Continue its program for preserving affordable housing with expiring project-based rental assistance
- Work with Oregon Regional Solutions Teams to coordinate community efforts and broaden partnerships in support of affordable housing
- Participate in the Workgroup on Housing Affordability, Balance, and Choice to identify tools and measures that make housing affordable
- Continue to research a variety of risk factors affecting the ability to provide low to moderate income housing including; housing burden, employment trends, and population

Actions to Address Fair Housing

The Code of Federal Regulations (CFRs), Title 24, 91.115 (a), requires the State to adopt a citizen participation plan that sets the State's policies and procedures for citizen participation in the development of the consolidated plan. In 2014, OHCS will review its Citizen Participation Plan to assure the plan adequately responds to the requirements to:

- Encourage citizen participation, with particular emphasis on participation by persons of low and moderate income,
- Provide citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds,
- Provide technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee,
- Provide for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program,
- Provide for a timely written answer to written complaints and grievances, within 15 working days, where practicable,
- Identify how the needs of non-English speaking residents are met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Recipients of federal financial assistance are required to take reasonable steps to provide meaningful access to individuals with limited English proficiency (Executive Order 13166). In December of 2010, OHCS developed a Language Access Plan (LAP). This year, OHCS will examine the plan to ensure it meets the needs of the agency, its partners, and the populations it serves.

OHCS will participate in quarterly Fair Housing Enforcement Summits. Summit members include BOLI, FHCO, DOJ, and OHCS and are open to any state, national or local government housing or fair housing group. Through these summits, OHCS will work with HUD and Justice (Department of Justice) to fulfill the requirements of the Fair Housing Memo of Understanding (MOU). The MOU

requires HUD and Justice to identify low-income housing tax credit properties for which there is: 1) a charge by the Secretary of HUD for a violation of Title V1 of the Civil Rights Act of 1964; 2) a probable cause finding under a substantially equivalent fair housing state law or local ordinance by a substantially equivalent state or local agency; 3) a lawsuit under the Act filed by Justice; or 4) a settlement agreement or consent decree entered into between HUD or Justice and the owner of a low-income housing tax credit property. Once identified, HUD or Justice is required to provide a list of the properties with a summary of the actions to the state housing finance agency (OHCS).

To understand the scope of Oregon's barriers to fair housing choice, Oregon completed an Analysis of Impediments (AI). The AI is available upon request by contacting Theresa Wingard at 503-986-0999, or by email Theresa.Wingard@oregon.gov.

Based on the AI, Oregon developed a Fair Housing Strategic Action Plan, Attachment R. Over the next year OHCS, and members of the Fair Housing Collaborative, will review the plan to assess the progress made on the goals outlined in the plan.

The table below, taken from the plan, shows the activities Oregon committed to undertake during the Consolidated Plan period, 2011 through 2015.

ACTION ITEM	PRIORITY	TIMING	OUTCOME	MEASUREMENT
1. Renew efforts to have a broad-based active, involved Fair Housing Collaborative	High	Ongoing	Improved participation and involvement	Have an average of four quarterly meetings per year over the five years and identify four mutually agreed upon
2. Continue contracting for "retail" activities such as educational outreach, informative brochures, audit testing, etc.	High	Annual	Consistent effort at public and partner education	Host at least nine educational outreach events per year. Distribute a minimum of 9,500 brochures. Conduct an average of 450* audit tests per year over the five
3. Develop a means of measuring results of outreach efforts, including possible new approaches	High	2011 – 2012	Evaluation of existing measures and suggestions for new approaches	Through regular quarterly reporting and subsequent analysis of self-reported satisfaction surveys and other inputs, success [or failure] of current outreach efforts will be noted and potential alterations and/or new approaches to outreach could be identified
4. Continue the Fair Housing referral guide	High	Annual	Availability of information to citizens and partners	Distribute at least 1,500 fair housing referral guides per year
5. Initiate and maintain better communications with Oregon's fair housing enforcement arm, the Bureau of Labor and Industry	High	Ongoing	Better coordination and understanding	Better outreach and communication will be established with BOLI primarily through its participation in the Statewide Fair Housing Collaborative Network. Success will be measured, in part, through regular meeting attendance and participation in the civil rights complaints
6. Review non-English speaking citizen participation requirements and make changes where needed	High	2011 – 2012	Revised Citizen Participation Plan Adopted Limited English Proficiency Plan	Act on the LEP, including training for OHCS staff, outreach to affected partners, and creation of an annual report
7. Conduct audit testing specific to reasonable accommodation	High	Annual	Improved approaches to education and enforcement	Establish and monitor baseline by conducting 20 accommodation specific audit tests

The State of Oregon and the Fair Housing Council of Oregon collaborate each year to address the impediments to Fair Housing Choice identified in the AI. Below are some of the actions Oregon, through grants with FHCO, will undertake over the next two years:

- Provide audit testing for lesbian, gay, bisexual and transgender (LGBT) discrimination throughout Oregon's non-entitlement areas. Tests are prioritized for assisted living facilities and based on gender and sexual orientation, federally protected classes.
- Provide key stakeholder education and outreach activities. Key stakeholders may include rental housing providers (e.g. publicly funded, conventional, PHAs), housing consumers, social service advocates etc.
- Provide Fair housing training sessions for OHCS partners and OHCS staff. Partners may include Notice of Funding Allocation (NOFA) project sponsors, property management staff, and staff of previously funded projects.
- Create a model code to ensure local housing under development includes accessible features to improve access for people with disabilities and improve options for individuals to age in place. The single-family homes and small multiplex codes will mirror multifamily housing codes that require reinforced backing for grab bars, wider doors and hallways, accessible kitchens and baths.
- Provide intake and processing of complaints from clients in the state's non-entitlement areas.
- Provide Affirmatively Furthering Fair Housing (AFFH) Litigation Forums in Eastern and Central Oregon.
- Coordinate meetings with Department of Land Conservation and Development (DLCD) to discuss land use laws for non-entitlement areas. FHCO will develop a summary "white paper" of the results.
- Distribute fair housing brochures to housing consumers, providers, government agency staff, and the public.
- Distribute fair housing newsletters, post to blogs, Face Book and Twitter, and contribute articles to other housing consumer and provider media outlets to expand the knowledge, awareness, and support of fair housing laws, enforcement avenues, and protection for citizens to the State.
- Conduct fair housing workshops that target housing consumers, housing providers, social service providers, and advocates.
- Conduct a fair housing poster contest for Oregon children in first through eighth grades, throughout Oregon.
- Conduct historic discrimination bus tours outside the Portland Metro area in Oregon.
- Provide financial support for the FHCO hot line and complaint referral system.

Actions Planned to Address Obstacles to Meeting Underserved Needs

Subgrantees are required to determine the specific strategies and underserved populations they

plan to serve to meet local needs. As a part of their grant agreements, Subgrantees are responsible for identifying which local households are underserved and the actions they plan to take during the grant period to address their needs. These plans are part of Subgrantee grant agreements.

The Subgrantees commonly identify homeless households as having underserved needs. This includes individuals and families who cannot secure or maintain affordable and safe shelter and lack a fixed regular residence or reside at nighttime in an emergency shelter or institution. Numerous homeless sub-populations exist and have specific needs that require more intense specialized attention to resolve their homelessness. These sub-populations include veteran, youth, senior and disabled individuals.

For examples of specific actions that Subgrantees will take, see ESG Homeless and Other Special Needs Activities, AP-65.

Actions Planned 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 CFR 570.487(c). In addition, all 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 requirements as a part of all contracts and agreements.

The HOME Tenant Based Rental Assistance (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 receive the brochure “Protect Your Family from Lead in Your Home” and are required to sign an acknowledgement that the brochure is kept in the client’s file. Additionally, Subgrantees are required to exchange information with the local health department about children at risk for lead based paint poisoning. The OHCS application for HOME TBRA funding requires Subgrantees to document the procedure of coordinating data with the health department.

Actions Planned to Reduce the Number of Poverty-Level Families

The State of Oregon seeks to help families move out of poverty in ways that promote family self-sufficiency to the highest degree possible. The Oregon Prosperity Plan is a project of the Oregon Prosperity Initiative that serves to engage state government with business, philanthropic, and non-profit organizations in an effort to increase prosperity for all Oregonians. This initiative includes goals and strategies for prosperity in the following categories:

- Jobs and Economy
- Education
- Healthy People
- Safety
- Healthy Environment
- Service Delivery Redesign

For each of the above categories, strategies, measurements, outputs and outcomes are identified. During the 2014 planning period, OHCS will focus on the Prosperity Plan housing strategy: Increase access to safe and affordable housing that meets basic needs and allows people to reach their full potential. This includes targeting capital investments to the longest period of stable housing that meets HUD affordability and safety standards coupled with wraparound supports necessary to remain stable as measured by OHCS and HUD HEARTH.

All ESG program participants are required to engage in case management activities that include employment, training, and skill development services. ESG clients, who do not have a high school diploma or GED at time of program entry, are encouraged and given referrals for completion. It is a priority to assist clients with finding housing and other services necessary to make progress toward long-term housing sustainability and financial self-sufficiency.

All multifamily rental developments funded with HOME Program funds are required to develop and implement a resident services plan. The plans must describe how, through coordination, collaboration, and community linkages, residents will be provided the opportunity to access appropriate services that promote self-sufficiency, maintain independent living, and support making positive life choices. The plan should effectively maintain the fiscal and physical viability of the development by incorporating appropriate services to address resident's issues.

OHCS oversees implementation of the Individual Development Accounts (IDA). An IDA is a matched savings plan for low income persons. IDAs help eligible households move out of poverty through asset development. Many Public Housing Authorities offer Family Self-Sufficiency (FSS) programs and partner with the IDA program to assist eligible clients build long-term personal assets.

The IDA program allows participants to build assets one of five ways: save for homeownership; start or expand a small business; access higher education; repair their homes; or purchase technology or equipment that will help them secure or retain employment. Participants in the program must complete financial-education classes and save to meet their goals. The participants' savings are matched by funds generated from the sale of tax credits.

OHCS encourages recipients of federal funds to contract for related services with Section 3 businesses (i.e., businesses located in low-income areas as defined by HUD). This strategy encourages the reinvestment of federal HUD funds into businesses that are located in the most disadvantaged and economically depressed areas.

The Oregon IDA Initiative, which began in 1999, is a unique partnership between the State of Oregon, Neighborhood Partnerships, and the public and nonprofit partners across the state. Public involvement occurs through individual and corporate charitable contributions to the Oregon IDA Initiative through Neighborhood Partnerships. These contributions convert to a 75-percent state tax credit, which creates the matching funds for IDA participants.

Throughout 2014, Oregon's HOPWA program will address poverty by providing decent, affordable housing to its clients, a major first step in financial stability. Oregon Housing Opportunities in Partnership (OHOP) was a recipient of the HUD sponsored Getting to Work Initiative, an opportunity aimed at helping HOPWA grantees increase their capacity to help persons living with HIV reenter the workforce.

Actions Planned to Develop Institutional Structure

In December 2012, Governor Kitzhaber called upon Oregon Housing and Community Services to develop a "new model of state governance, service delivery, and community partnership" for housing and safety net programs. The foundation of this initiative is the recognition that benefits from health, education, and safety reforms in Oregon's 10 Year Plan require a solid housing delivery model. The goal of this initiative is to transform and transition from past approaches to one that is leaner, integrated, focused, and more effective. Throughout 2013, OHCS engaged government, non-profits, business, and civic leaders to clarify their respective roles in helping Oregonians experiencing poverty move to economic security and prosperity. This planning culminated in a set of broad recommendations for agency redesign that were accepted by both Governor Kitzhaber and the Oregon Legislature. These agency redesign recommendations are as follows:

Refocus the agency to be a facilitator of local and regional prosperity efforts:

- Retain the agency and focus on the full housing continuum.
- Streamline agency operations and simplify program administration.
- Recalibrate regulatory compliance roles and manage to a sustainable financial model.

Create a housing policy commission to integrate the housing continuum with related state policies:

- Establish data- and research-driven policy priorities and outcome measures.
- Ensure strong linkages to prosperity-related issues across state government.
- Establish outcome targets, aid integration and improve accountability by 2017.
- Instill mutual accountability for our major funding streams.
- Promote local integration and work toward rewarding outcomes rather than outputs.
- Incorporate performance-based contracting for housing stabilization programs by 2017.
- Work with the Department of Human Services and others to shift programs to move people beyond poverty.

Continue to drive alignment and coordination throughout state government:

- Build on growing enterprise-wide coordination and federal pilots.
- Seek opportunities to reduce fragmentation and increase coordination across programs and funding sources.
- Support a culture of inter-dependence between the state and our partners.

Numerous programmatic improvement recommendations arose out of the planning process that simplify OHCS programs and ultimately allow partners to assist low income Oregonians achieve economic security. Oregon Housing and Community Services will collaborate with stakeholders to further review and consider implementation of the following service delivery recommendations:

Homelessness prevention

- Simplify and align eligibility and reporting
- Integrate with OHA and DHS to align administration and encourage local compacts.
- Improve data systems; create long-term plan for data integration
- Establish outcome-based metrics and transition to performance-based contracting

Energy assistance

- Continue to administer state funds
- Review and refine outcome goals
- Integrate with OHA and DHS to align administration and encourage local compacts
- Transition to performance-based contracting

Weatherization

- Continue to administer state funds
- Find ways to leverage and integrate with CCOs for healthy homes initiatives
- Review and refine outcome goals and transition to performance-based contracting

Multifamily housing finance

- Target priority populations within competitive funding process
- Facilitate workforce and mixed-income housing by using non-competitive resources more strategically (bonds and federal 4% credits)
- Simplify and align state-funded grants

Homeownership Assistance

- Expand single family bond program to better serve target populations
- Simplify grants administration
- Invite proposal to move administration of housing counseling grants to statewide nonprofit or intermediary

Asset Management and Compliance

- Emphasize risk-based compliance; scale state requirements back to federal ones
- Continue and expand streamlining
- Consider federal waiver in future phase

Program transfer recommendations:

- Food Assistance Programs: Transfer administration to DHS
- Oregon Volunteers: work with Commission on a long-term plan, including CASA

Other Programs:

- Community Services Block Grant : Invite proposal for a statewide non-profit to provide administration instead of OHCS
- Manufactured Communities Resource Center: re-establish stronger ombudsman role; explore different administration of business registry

Key implementation benchmarks for 2014 include:

- Intensive planning in 2014 to prepare for full implementation
- 2015-17 budget planning incorporating changes from implementation
- Draft legislative concepts for 2015 consideration
- Use research and data gathering to develop Key Performance Measure for proposal in 2015

Oregon has fully transitioned to ServicePoint as its Homeless Management Information System (HMIS) for data collection. All applicable homeless program providers and Subgrantees are required to use ServicePoint to collect and report client and service data.

Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies

OHCS offers a HOME Tenant Based Rental Assistance (TBRA) program where local CAAs and local Public Housing Authorities work together to provide interim rental assistance for households on housing authority wait lists. To qualify, at least one member of the household must be disabled, the household must be Medicaid eligible, and the household must be on the Section 8 waiting list. HOME TBRA provides rental assistance for the household until they receive a Section 8 voucher or are deemed ineligible. The program, piloted in 2013, is available to all Subgrantees.

The HOME TBRA Subgrantees must develop work plans that describe the steps taken to maintain communication with property owners and owners of rental properties. The work plans must also indicate the outreach activities provided to both new landlords and those who currently participate in the program.

Monitoring

OHCS, OHA, and OBDD use various monitoring standards and procedures to ensure all statutory and regulatory requirements are met for activities using HUD funds. OHCS employs a monitoring system for all funds and projects from planning through the full period of affordability.

All three agencies are responsible for ensuring that grantees under the CDBG, HOME, ESG and HOPWA programs follow both federal and state statutory and regulatory requirements.

Requirements are listed in grants for the CDBG, HOME and ESG programs and through file reviews for the HOPWA program.

OHCS and OBDD delegate responsibility and authority to Subgrantees under the CDBG, HOME, and ESG programs. Any issues with grantees are resolved through constructive discussion, negotiation, and assistance.

Detailed monitoring activities for the programs listed are addressed at the end of each program section.

Emergency Solutions Grant (ESG)

ESG Annual Goals and Objectives AP-20

OHCS uses Emergency Shelter Grant (ESG) funds to identify sheltered and unsheltered homeless persons as well as those at risk of homelessness. ESG funds are also used to provide services that help homeless persons quickly regain stability in permanent housing after experiencing a housing crisis or homelessness.

Objectives:

- Provide decent housing for individuals and families at-risk of homelessness: The ESG program funds and administers homelessness prevention activities, as well as related services, to alleviate potential homelessness and provide low-income households with the support services necessary to obtain housing stability.
- Provide a suitable living environment for homeless individuals and families: The ESG program funds and administers emergency and transitional shelter programs for homeless persons, as well as related services, to alleviate homelessness and provide low-income households with the support services necessary to build self-sufficiency.

Outcome Goals:

- Increase availability and accessibility of decent housing by developing and implementing homelessness prevention activities including legal services, mediation programs, and short-term subsidies for individuals and families at-risk of homelessness.
- Increase availability and accessibility by providing essential services to the homeless including employment, physical health, mental health, substance abuse, and educational services.

Expected Outcomes:

OHCS anticipates serving 5,000 individual or households during the 2014 program year in the following categories:

- Homeless Prevention: 1,000
- Essential Service: 4,000
 - Rapid Re-Housing
 - Emergency Shelter
 - Street Outreach

The outcome measurement for Goal 2, Essential Services in the 2011 2nd allocation substantial amendment, includes all other funding categories outside of Homeless Prevention.

ESG Activity Table

ACTIVITY DESCRIPTION	PERFORMANCE OBJECTIVE	PERFORMANCE OUTCOME	OUTCOME MEASURES	PERFORMANCE INDICATORS
<p>Street Outreach</p> <ul style="list-style-type: none"> • Engagement Services • Case Management • Linkage to Emergency Services (e.g. health, mental health, transportation) • Domestic Violence Services 	Suitable Living Environment	Availability/ Accessibility	1,700 of unsheltered homeless households contacted	850 of unsheltered homeless households engaged and receiving outreach services
<p>Emergency Shelter</p> <ul style="list-style-type: none"> • Essential Services • Shelter Operations 	Suitable Living Environment	Availability/ Accessibility	1,300 of homeless households provided emergency and transitional shelter	390 of homeless households transition to stable housing
<p>Prevention</p> <ul style="list-style-type: none"> • Housing Relocation and Stabilization Services 	Decent Housing	Availability/ Accessibility	1,000 of homeless households receive prevention services	1,500 of homeless households receiving prevention services retain or transition to stable housing
<p>Rapid Re-Housing</p> <ul style="list-style-type: none"> • Housing Relocation and Stabilization Services 	Decent Housing	Availability/ Accessibility	1,000 of homeless households receive supportive services	1,500 of homeless households receiving supportive housing transition to permanent housing

Addressing objectives:

ESG-funded activity objectives:

- Reduce chronic homelessness by:
 - Providing shelter
 - Direct provision of or referral to services to address medical conditions, mental illness, substance abuse, emergency funds, job training and placement
- Reduce poverty by:
 - Providing services that help chronically homeless persons
 - Providing services to HIV/AIDS populations
 - Providing rental assistance
- Support affordable housing for special populations by:
 - Providing and coordinating services to the homeless
 - Supporting community and economic development
 - Addressing the needs of homeless and chronically homeless populations

ESG Program Specific Requirements AP-90

Written Standards

The written standards for providing ESG assistance are in the ESG Operations Manual included as Attachment B.

Centralized or Coordinated Assessment System

The State does not mandate use of a statewide centralized or coordinated intake system for agencies but encourages and supports the local efforts of the seven Continuum of Care in Oregon that are in various stages of implementing centralized or coordinated intake systems. For example, OHCS granted funds to Lane County's pilot project to assist in developing a coordinated intake system featured at the statewide Oregon Homeless Conference in May of 2013. In addition, OHCS hosts networking events where continuum staff share experiences, challenges and exchange ideas to further develop centralized or coordinated intake.

Process of Making Sub-Awards

ESG funds are granted to statutorily identified Subgrantee's CAA serving non-entitlement areas of the state based on an existing formula. Each Subgrantee enters into a Master Grant Agreement (MGA). The MGA is a contractual mechanism for allocating homeless funds (both federal and state) to the network of CAA. The Subgrantee submits a work plan for ESG funds. Sub-awards between a Subgrantee and other service and housing providers are encouraged in order to promote collaborative work at the local level. The MGA Work Plan application shows which agencies are sub-contracted includes a budget outlining how sub-awarded funds will be expended.

Homeless Participation Requirement

OHCS supports the inclusion of homeless or formerly homeless individuals in the work CAA do to prevent and end homelessness in their communities.

Performance Standards

New ESG performance standards are based upon historical data and national best practices. In 2014, we will use 2013 performance data collected through HMIS and further consultation with the statewide Continuum of Care (COC). In addition, we will consult with the Community Action Partnership of Oregon, in partnership with Oregon State University Rural Studies Program, to further refine performance measures particularly as they apply to rural areas. This process informs the second phase of establishing written performance measures in the MGA. The measures are consistent throughout the state and aligned with those of the regional COCs. Statewide activity measures include recidivism rates (persons who experience more than one shelter stay in one year) and length of stay in emergency shelters (percent of persons with stays of less than 31 days in shelter and exit to permanent housing).

Oregon has two levels of performance standards—programmatic and activity.

The statewide programmatic standards are:

- Number and percentage of total households served who exit to permanent housing
- Number and percentage of households entering or retaining permanent housing with stays of six months or longer

The proposed activity standards are:

- Number and percentage of contacted unsheltered households who are engaged and receiving outreach services
- Number and percentage of total households receiving shelter services who transition to permanent housing
- Number and percentage of total households receiving prevention services who retain or transition to permanent housing

The performance standards apply to the ESG 2013 program year and the first six months of the 2014 program year. The second phase of standards applies to the last six months of 2014. This split is due to the state fiscal year and corresponding contractual period with Subgrantees who provide homeless services.

ESG Consultation AP-10

Continuum of Care (COC) Consultation

Oregon has 7 regional Continuum of Care (COC) representing 36 counties including the Rural Oregon Continuum of Care (ROCC) which covers the balance of state (28 counties). By legislative mandate, ESG funds are allocated to the state's 17 CAAs who are required to participate in the respective regional Continuum of Care (COC). Four of the seven COCs have designated CAA or county governments as the collaborative applicant agency. The ROCC's collaborative applicant is the Community Action Partnership of Oregon (CAPO), the member association for all statewide CAAs. Having the state's ESG providers so closely integrated with the COCs promotes a consultative process that uses CAA and CAPO as primary conduits for communication.

In 2013, the State took steps to develop a stronger and more direct consultation process beginning with participation in a local HUD sponsored COC networking and learning event. This event provided basic information on the status and progress of COCs in meeting HUD expectations and requirements regarding coordinated assessment, governance structure, and program standards. Based on COC feedback, the State implemented a formal consultation process with the following key elements:

- Hosting biannual COC networking and learning events
- Assigning state staff liaisons to each COC to talk about local needs, service priorities, performance standards and measures, funding formulas and targeting of vulnerable populations
- Stronger requirements in the MGA process for ESG Subgrantee consultation with their local COC in development of work plans

ESG Expected Resources AP-15

Anticipated Resources

OHCS Subgrantees of ESG funds are expected to provide 100% match consisting of documented resources in the following match source categories:

- Other Federal Funds
- State Government
- Local Government
- Private Funds

Agencies who have difficulty providing 100% match may request a waiver of the match requirement.

Each Subgrantee must submit an MGA work plan and budget for ESG funding. The budget is based on actual allocations and requires the Subgrantee to identify other funding sources intended for use to expand the ESG program at the local level. OHCS verifies the funds meet HUD's definition of match funds. For those agencies who have requested up to \$100,000, as allowed by ESG regulations, OHCS calculates the total match submitted by the Subgrantee and determines if a waiver to the match requirement will be granted.

OHCS requires Subgrantees to document all match funds and submit the match dollar amounts with each Request for Funds (RFF) throughout the program year. Staff monitoring eligibility of match funds verify the match documentation in the Subgrantee's file.

For the reporting year 2014, OHCS anticipates matching funds to be consistent with the FY 2013 funding as follows:

Other Federal Funds:	\$ 177,335
State Government:	\$1,050,880
Local Government:	\$198,723
Private Funds:	\$300,729
Total anticipated match is:	\$1,727,667

The State of Oregon is projecting to exceed the minimum ESG match requirement by over \$350,000.

Eligible Cash Sources

Except for ESG, matching contributions may be obtained for all programs from any other source, including federal, state, local, and private sources. The following requirements apply to matching contributions from any Federal source of funds:

- Adherence to laws and or grant restrictions which govern use of funds for match, ensuring no prohibition to matching federal ESG funds
- If ESG funds are used to satisfy the matching requirements of another federal program, then funding from that program cannot be used to satisfy the matching requirements for ESG

Eligible Non-Cash Sources

Non-cash match may include the value of the lease on a building, salary paid to staff to carry out the program (paid for with non-ESG dollars), and the value of the time and services contributed by volunteers to carry out the program at a rate determined by OHCS. OHCS may consider exceptions on a case by case basis in consultation with Subgrantee.

ESG Allocation Priorities AP-25

Reasons for Allocation Priorities

ESG funds are allocated to agencies providing services based on the ESG allocation formula described in the ESG Methods of Distribution, section AP-30. At the local level, funds are distributed based on local needs and data and according to the written standards described in the ESG Operations Manual, Attachment B.

How the Proposed Distribution of Funds will Address the Priority Needs and Goals of the Consolidated Plan

ESG funds are allocated based on a formula to statutorily identified Subgrantees serving non-entitlement areas of the state. The formula uses data relevant to the target population and ESG goals and objectives.

Funds to the non-entitlement part of the state are based on the cost burdened, economically disadvantaged and homeless population data. The data clearly shows the need for ESG programs targeting those at-risk of homelessness, and those experiencing homelessness.

Individuals living in poverty and those with extreme rent burden are most likely at risk of homelessness and in need of homelessness prevention activities. Individuals in the Point In Time Homeless Counts represent those currently experiencing homelessness and in need of services to alleviate homelessness. The three formula variables identify and allocate resources

to households in need of ESG services, with the objective of providing decent housing and a suitable living environment.

The CAAs make decisions about allocation priorities based on the local needs, data and the written standards described in the ESG Operations Manual, Attachment B. OHCS ensures no more than 60% of the total OHCS allocation is used for Street Outreach and Emergency Shelter activities according to 24 CFR Part 576.

ACTIVITY	FY2013 FUNDS TO BE EXPENDED IN REPORTING YEAR 2014.	AVERAGE PERCENTAGE OF ACTIVITY BUDGET TO WHOLE BUDGET
Rapid Re-Housing	\$447,141	32.7%
Homeless Prevention	\$389,207	28.4%
Emergency Shelters	\$315,388.00	23.0%
Administration	\$100,918.00	7.4%
Data Collection	\$ 65,103	4.8%
Street Outreach	\$50,628	3.7%
Total FY2013 Funds	\$1,368,385	100.0%

OHCS monitors and provides technical assistance to Subgrantees to ensure appropriate activities used locally. OHCS also consults with the seven continuums receiving ESG funding to maintain consistency with state and local 10 Year Plans to prevent and end homelessness.

ESG Method of Distribution AP-30

ESG funds are distributed in non-entitlement areas of the state using a distribution formula that factors:

- Percentage of Cost Burden by State population: This factor measures households that are paying more than 50% of their income for rent.
- Percentage of Economically Disadvantaged by State population: This factor measures households with income below the poverty level.
- Percentage of population represented in state's Point in Time Homeless Count: This factor is taken from the counts from previous biennium.

The MGA requires each Subgrantee to submit a work plan for ESG funds. The work plan is designed to demonstrate the organization's capacity to carry out the eligible activities of homelessness prevention, rapid re-housing, emergency shelter, outreach, administration, and the HMIS. Collaborative applications between a Subgrantee and other service and housing providers are encouraged to add value in accomplishing eligible activities. Funds are awarded to

Subgrantees based on work plans that demonstrate capacity to provide needed services and initiative within the HUD guidelines. OHCS reserves the right to allocate funds below the formula allocation or redistribute funds based on capacity to deliver eligible services within the required ESG timelines and program expectations.

ESG Projects AP-35

The Subgrantees make allocation priorities based on local needs, data and written standards described in the ESG Operations Manual, Attachment B.

OHCS ensures no more than 60% of the total allocation is used for Street Outreach and Emergency Shelter activities according to 24 CFR Part 576.

Obstacles to Addressing Needs

The two primary obstacles to addressing the needs of homeless persons remain the overall lack of resources and the lack of affordable housing units. Local communities report that low rental vacancy rates contribute to the lack of affordable housing. OHCS has also identified the following potential obstacles to addressing the underserved needs:

- Language barriers
- Lack of transportation
- Limited employment opportunities
- Lack of available services in rural communities

ESG Geographic Distribution AP-50

Each Subgrantee provides a description of the comprehensive Homeless System in their community including key stakeholders, the protocol for information and referral, and the plan for coordination of services. They must identify any prioritization of target groups and how the ESG funding fits into the Homeless System. The Subgrantee describes any effort done in their community to develop a centralized or coordinated in-take system. They also describe how the outreach is done for the homeless and at-risk groups. Subgrantees explain outcome measures used to gauge their community's effectiveness in achieving the goal of preventing and ending homelessness.

OHCS Subgrantee ESG Distribution

SUBGRANTEE	GEOGRAPHIC AREA COVERED	TOTAL FY2013 FUNDS
ACCESS	Ashland/Medford/Jackson County	\$103,486
Community Action of Oregon (CAO)	Beaverton/Hillsboro	\$62,851
Community Action Partners of East Central Oregon (CAPECO)	Gilliam, Morrow, Umatilla and Wheeler Counties	\$36,513
Community Action Team (CAT)	Columbia, Clatsop and Tillamook Counties	\$57,323
Community Connections of Northeast Oregon (CCNO)	Baker, Grant, Union and Wallowa Counties	\$22,651
Community in Action (CinA)	Harney and Malheur Counties	\$23,079
Community Services Consortium (CSC)	Benton, Lincoln and Linn Counties	\$110,530
Klamath Lake Community Action Services (KLCAS)	Klamath and Lake Counties	\$39,570
Lane County (LC)	Springfield/Eugene/Lane County	\$215,644

Mid-Columbia Community Action	Hood River, Sherman and Wasco Counties	\$29,268
Multnomah County (MULTCO)	Gresham/Multnomah County	\$80,687
Mid-Willamette Valley Community Action Agency (MWVCAA)	Marion and Polk Counties	\$172,226
NeighborImpact (NI)	Crook, Deschutes and Jefferson Counties	\$123,431
Oregon Coast Community Action Agency (ORCCA)	Coos and Curry County	\$53,498
United Community Action Agency Network (UCAN)	Douglas and Josephine Counties	\$121,908
Yamhill Community Action Partnership (YCAP)	Yamhill County	\$47,302

ESG Homeless and Other Special Needs Activities AP-65

Oregon's goals and strategies for preventing and ending homelessness are a part of A Home for Hope: The State's 10-Year Plan to End Homelessness. The Plan can be accessed at the following link: http://www.oregon.gov/ohcs/EHAC/docs/ehac_action_plan_final.pdf or . A copy of the plan is available upon request: Contact Marilyn Miller at 503-986-00971 or by e-mail at marilyn.miller@hcs.state.or.us. Below are the six goals and strategies listed in the plan.

- Goal 1- Prevent and divert people from becoming homeless by working with them to obtain and keep their housing
- Goal 2- Expand, develop, and coordinate the supply of affordable housing and supportive services to prevent and end homelessness, and shorten stays in shelters
- Goal 3- Build the capacity of homeless persons for self-support through strategies that identify their risk of homelessness and their needs, and to access appropriate housing with appropriate supportive services
- Goal 4- Identify and implement system improvements for coordination at the program funding and delivery levels leading to measurable results
- Goal 5- Implement education and public awareness campaigns to remove societal stigma about homelessness and to build community support and coordinated responses
- Goal 6- Improve data collection technology and methodology to better account for homeless program outcomes

Within these broad goals, OHCS looks to the Community Action Agencies (CAAs) to address the issues of homelessness in alignment with local and regional 10-Year Plans to End Homelessness. In the Master Grant Agreement (MGA) Work Plan the CAAs identify the strategies and target populations, specific to local needs, that will be addressed throughout the ESG program year. OHCS reviews and approves the work plans prior to allocating funds.

Below are planned strategies and activities for the FY2013 ESG funding:

Rapid Re-Housing

32.7% or, \$447,141.48, of the FY2013 ESG funds will be spent on Rapid Re-Housing activities that provide rent assistance, financial assistance, housing relocation, and stabilization services. These activities are provided to individuals, veterans, youth, and families with children, including chronically homeless individuals and families. These activities are delivered at the local level through CAAs such as The Community Action Agency of Jackson County (ACCESS) in Jackson County, where they have the Jackson County Homeless Task Force (HTF).

HTF is a committee of the Community Services Consortium that includes approximately 29 public and private non-profit social service agencies and non-profit housing providers. The HTF

meets monthly providing an opportunity for agencies to share information and resources, plan community education, and leverage finances when possible. Coordination between agencies includes conducting system-wide review of agencies providing emergency services, using standardized assessments and intake forms, and developing a system of real-time information sharing. Target populations are defined through a community planning process conducted by ACCESS. Jackson County's Ten-Year Plan has six strategies that include a series of goals and action steps including rapid re-housing activities such as:

- Increase the stock of permanent, affordable, and supportive housing for individuals and families who earn equal or less than 30% of the AMI
- Increase agency coordination and service integration at all levels
- Provide financial assistance and life skills training to help people move into stable housing
- Develop and increase sustainable emergency and transitional shelter and permanent, supportive housing options, as they emerge, for youth and other vulnerable populations
- Develop an ongoing community campaign that highlights emerging issues in the continuum of homelessness

Homeless Prevention

28.4%, or \$389,207, of the ESG FY2013 funds will be expended for Homeless Prevention activities, which include rent assistance, financial assistance and housing relocation, and stabilization services for individuals and families with children who are at risk of homelessness. Individuals and families served will have an income limit of 30% and will meet the "at risk" of homelessness criteria as per HUD regulations. These activities are delivered at the local level through CAAs such as the Oregon Coast Community Action Agency (ORCCA). ORCCA uses ESG prevention funds to keep clients in stable housing, and rapid-rehousing funds to decrease the use of emergency shelters. ORCCA has seen a decrease in shelter nights and expects an additional one percent decrease over the next year.

Emergency Shelters

23.0%, or \$ 315,388, of the ESG FY2013 funds will be expended on Emergency Shelter activities not to exceed 60% of the total allocation. These activities include essential services, case management, child care, education services and life skills training as well as shelter operations. Emergency shelter services are provided to homeless individuals and families, including those who are chronically homeless, veterans, unaccompanied youth and victims of domestic violence. These activities are delivered at the local level through CAAs such as Klamath and Lake County Community Action Services (KLCAS), and Community Action Team (CAT) in Columbia, Clatsop and Tillamook counties. At KLCAS clients are offered educational classes and case management to assist them in achieving and maintaining self-sufficiency. CAT, and their

Subrecipients provides temporary shelter in local motels where there are no other shelters and operate warming centers during extreme weather events.

Outreach

3.7%, or \$ 50,628, of the ESG FY2013 funds will be expended on outreach activities not to exceed the 60% limitation for shelter and outreach. These activities include street engagement, case management, and some emergency health services where other health services are not available. These services are delivered to homeless individuals and families, including those who are chronically homeless, veterans, youth, and victims of domestic violence. These activities are delivered at the local level through CAAs such as Community Action Organization (CAO) in Washington County, Community Action Program of East Central Oregon (CAPECO) and Mid-Willamette Valley Community Action Agency (MWVCAA). In Washington County, outreach to homeless and at-risk households are conducted through street outreach, drop-in centers, winter shelters, school homelessness liaisons, 211 info and by utilizing the network of service providers in the County. CAO conducts weekly Community Resource Orientations where housing specialists can screen for eligibility and available resources and provide information and referrals.

In Eastern Oregon, the Community Action Program of East Central Oregon (CAPECO) developed the Home for Hope Coalition, which consists of numerous agencies and programs within Umatilla County that work together on Project Community Connect events and annual Point In Time Counts. CAPECO developed the region's 10-Year Plan to End Homelessness. Some of the goals and objectives identified in the region's plan are addressed by CAPECO's Moving Forward Program that includes funding from ESG, Emergency Housing Account (EHA), Housing Stabilization Program (HSP) and State Homeless Assistance Program (SHAP) and emphasizes short and long-term rental assistance for homeless individuals and families. The goals include a Housing First model and supportive services, such as case management and connection to area resources. The network enables case managers to make appropriate referrals directly to service providers.

Marion and Polk County's outreach services include the initial engagement of homeless persons, needs assessments, and referrals. The majority of outreach services are delivered by faith-based and volunteer programs that operate in locations where homeless persons gather or camp. Shelter services in Marion and Polk counties include emergency shelter, rapid re-housing assistance, and transitional housing programs to bring people from the streets into housing. These programs provide for basic needs while participants are assessed and receive self-sufficiency plans. Shelters and programs serve both individuals and families, with some targeting specific segments of the homeless population such as domestic violence survivors, those with addiction or other mental health disorders, or criminal histories. Shelter and

transitional programs are supported by both government and private funding, and are operated by area nonprofit and faith-based organizations.

HMIS

4.8%, or \$65,103, of the ESG FY2013 funds will be expended on HMIS activities including eligible staff time, equipment purchase and annual fees and licenses. The local CAAs use HMIS funds to ensure they are collecting data per HUD Data and Technical Standards, improve the quality of data, and set community standards. Klamath and Lake Counties identified a measurement of self-sufficiency that is achieved by a follow up assessment and questionnaire to all households after services are complete. Clients are offered educational classes and case management to assist them in achieving and maintaining self-sufficiency. Attendance in educational classes is tracked in the ServicePoint system.

Neighbor Impact is the collaborative agency for the Central Oregon Homeless Leadership Coalition (Central Oregon CoC'S). The Coalition, with Neighbor Impact Leadership, manages the data collection process to assist the community in integrating data analysis.

Lane County Community Action Agency (LCCAA) is in the process of redesigning a coordinated entry system for those who are homeless, or are at risk of homelessness. HMIS is being used to create an efficient intake system and train agency staff on data and HMIS procedures involved in a successful coordinated entry system.

In order to further refine and improve the ESG program OHCS will:

- Collaborate with the 18 CAAs to analyze information and data collected in 2013 and 2014 based on the new performance measurements implemented in the 2013/14 MGA with the 18 CAAs (ESG Subgrantees)
- Consult with the seven continuums in Oregon to discuss performance outcomes that identify and implement improvements in the local homeless systems
- Support and encourage the implementation of centralized, or coordinated assessment processes for client entry into the local homeless systems
- Provide state funding to assist local continuum carry out HEARTH Act requirements. OHCS provided funds for a pilot project in Lane County to redesign their coordinated entry system for people who are homeless or at risk of homelessness. OHCS intends to continue to support communities with state funds to develop coordinated, or centralized intake systems.

ESG Monitoring

OHCS compliance monitor or program coordinator will monitor Subgrantees receiving HUD funds by evaluating program progress, compliance, providing technical assistance, receiving project status reports and conducting risk based monitoring visits and continued contact by either the.

OHCS may withhold funds from Subgrantees under the MGA, if the Subgrantee's reports are not complete, accurate, and submitted on time. OHCS may withhold funds per written procedure. Risk based monitoring is performed at least once per two year funding cycle.

If grant funds are not obligated for reimbursement by the Subgrantee in a timely manner, OHCS may reduce funding and redistribute the funds to other Subgrantees. OHCS may implement adjustments by modifying the Notice of Allocation (NOA)

Two basic types of monitoring are conducted by Department staff to verify compliance with the MGA, and applicable laws and regulations.

Off-site desk monitoring is an on-going process that reviews the Subgrantee's performance. The review process identifies issues that require immediate on-site monitoring. Materials used for this review include amendments and extensions to the MGA, project status reports, HMIS reports, requests for funds, and other support documents.

On-site monitoring is a structured review conducted by the compliance monitor at the Subgrantee's offices. The review covers the following: evidence of adherence to program guidelines and applicable laws, progress made toward program goals, and continued capacity to carry out the approved program. Checklists ensure a comprehensive review.

HOME Investment Partnership Program (HOME)

HOME Annual Goals and Objectives AP-20

Oregon uses HOME funds for new construction of rental housing, acquisition and rehabilitation of existing rental housing, tenant based rental assistance, and local capacity building through operating support grants to Community Housing Development Organizations (CHDOs).

Objective:

- Decent housing

Outcome Goals:

- To increase the availability of decent affordable housing through acquisition and rehabilitation, new construction, preservation of housing with project-based rental assistance and tenant based rental assistance

2014 HOME: EXPECTED OUTCOMES	DESCRIPTION
Rental Housing Projects Four projects will be funded and six projects, funded in previous years, will be completed	Funding preservation, new construction, or acquisition/rehabilitation rental housing projects
Funds six CHDOs annually with \$20,000 or \$30,000 operating support grants	CHDO Operating Support Grants
Assist 500 eligible households with HOME Tenant Based Rental Assistance	Community Action Agencies as Subgrantees provide very low income households the benefit of rental assistance and refundable deposit payment

HOME Program Specific Requirements AP-90

A description of additional forms of investment being used beyond those identified in CFR 92.205 are as follows:

PROGRAM	FUNDING	NOTES
Housing Development Grant	\$2,000,000	State Funding Gap financing, not available this year
General Housing Assistance Program	\$3,500,000	State Funding Gap financing Source of Match for HOME projects
Low Income Housing Tax Credits	\$8,631,500 (credit allocation)	Federal Tax Credits Section 42 Program
HELP	\$200,000	Non-federal Source of Match
Oregon Affordable Housing Tax Credits	\$15,000,000 (interest rate reduction)	State Program offers reductions in interest rates in private financing
Low Income Weatherization Program	\$1,150,000	State Program reimburses for energy saving measures that exceed requirements of state building code

Resale or Recapture Guidelines, Homebuyer

OHCS does not elect to use HOME funds for homebuyer activities.

Resale or Recapture Guidelines, Rental

OHCS Guidelines for Resale in HOME funded Rental projects, as written in the HOME Grant Agreement, are as follows:

“Subject to the requirements of 24 CFR 92 and this Declaration, the Owner may sell, transfer, or exchange the entire Project at any time, but the Owner shall notify in writing and obtain the agreement of any buyer or successor or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Declaration and to the requirements of 24 CFR 92 and applicable regulations. This provision shall not act to waive any other restriction on sale, transfer, or exchange of the project or any low-income portion of the Project. The Owner agrees that the Department may void any sale, transfer, or exchange of the Project if the buyer or successor or other person fails to assume in writing the requirements of this Declaration and the requirements of 24 CFR 92.”

OHCS Guidelines for Recapture in HOME funded Rental projects, as written in the HOME Grant Agreement, are as follows:

“The Department by written notice of default to the Grantee also may terminate, at any time, the whole or any part of this Agreement and recover all funds advanced:

(1) If the Grantee fails to use the funds as called for by this Agreement within the time specified herein or any extension thereof; or

(2) If the Grantee fails to perform any of the other provisions of this Agreement, or so fails to pursue the work as to endanger performance of this Agreement in accordance with its terms, and after receipt of written notice from the Department, fails to correct such failure within 10 days or such longer period as the Department may authorize.

The rights and remedies of the Department provided in the above clause related to default by the Grantee shall not be exclusive and are in addition to any other rights and remedies provided by law, administrative rule, or under other provisions of this Agreement. If the Agreement terminates prior to project completion due to default by the Grantee, the Grantee shall repay to the Department's HOME Investment Account all HOME funds disbursed on the project. Repayment of HOME funds to the Department's HOME Investment Account shall not relieve the Grantee from fulfilling its obligation to keep the Project affordable for the term of the HOME Period of Affordability outlined in Section 2 of this Agreement.”

Refinancing Existing Debt Secured by Multifamily Housing:

OHCS does not elect to use HOME funds for refinancing existing debt secured by multifamily housing that is rehabilitated.

Anticipated Federal Resources

PROGRAM	SOURCE	USE OF FUNDS	ANNUAL ALLOCATION	PROGRAM INCOME
HOME	Federal (HUD)	*See table below	\$6,674,336	-0-

HOME SPECIFIC USE	Percent of Total Funding	AMOUNT ALLOCATED TO USE	PROGRAM NARRATIVE
Multifamily Rental Housing	62%	\$4,013,562	Acquisition, rehabilitation, new construction of multifamily housing projects
CHDO Operating Support Grants	4%	\$333,717	Operating grants to Certified CHDOs in the process of developing HOME funded housing projects
Tenant Based Rental Assistance	24%	\$1,635,097	Rental assistance to eligible tenant families
OHCS Administration	10%	\$667,434	

Sources Available to Leverage HOME Funding Multifamily Rental Housing

Additional forms of investment are provided by Oregon Housing and Community Services through the 2014 Notice of Funding Available (NOFA):

PROGRAM	FUNDING	NOTES
Housing Development Grant	\$2,000,000	State Funding Gap financing, not available this year
General Housing Assistance Program	\$3,500,000	State Funding Gap financing Source of Match for HOME projects
Low Income Housing Tax Credits	\$8,631,500 (credit allocation)	Federal Tax Credits Section 42 Program
HELP	\$200,000	Non-federal. Source of Match
Oregon Affordable Housing Tax Credits	\$15,000,000 (interest rate reduction)	State Program offers reductions in interest rates in private financing Interest rate savings can be source of Match for HOME projects
Low Income Weatherization Program	\$1,150,000	State Program reimburses for energy saving measures that exceed requirements of state building code. Can be source of Match for HOME

Sources Available to Leverage HOME Funding Tenant Based Rental Assistance

PROGRAM	FUNDING	NOTES
Low Income Rental Housing for Families (LIRHF)	\$232,217	State rental assistance HOME Match
Housing PLUS	\$500,000	Rental subsidy for Homeless
Emergency Housing Assistance	\$2,284,152	Case management

HOME Allocation Priorities AP-25

Funding Allocation Priorities

The Funding Allocation Priorities for the 2014 HOME program are as follows:

- Multifamily Development: add to and improve the number of units of affordable housing in the non-entitlement areas of the state
- Tenant Based Rental Assistance: protect low income tenants from homelessness

HOME Methods of Distribution AP-30

HOME Multifamily Rental: HOME gap financing for multifamily development is allocated annually through a Notice of Funding Availability (NOFA) process. In order to receive a reservation of HOME funding, the project must meet one of the following four conditions:

1. The project is in an underserved region.
 - The project is located within one of the identified 2013 underserved regions noted below:
 - Regional Solutions Center County/City
 - Central Oregon Crook County
 - Central Oregon Deschutes County
 - Central Oregon Klamath County
 - Central Oregon Lake County
 - Central Oregon Sherman County
 - Eastern Oregon Baker County
 - Southern Oregon Coos County
 - Southern Oregon Jackson County
 - Southern Oregon Josephine County
 - Valley/North Coast Benton County
 - Valley/North Coast Clatsop County
 - Valley/North Coast Columbia County
 - Valley/North Coast Lane County
 - Valley/North Coast Linn County
 - Valley/North Coast Marion County
 - Valley/North Coast Polk County
2. The project leverages significant other funds.

The applicant is required to demonstrate, in the NOFA application, significant investments from local, state, or federal entities, in addition to any requested Department funding sources. The Department will determine whether or not an investment is significant considering factors that may include:

- Amount of other funding received compared to applicant’s contribution
- Amount of such funding relative to the amount of requested funds
- Amount of such funding relative to total funding costs of the project
- Contribution of investment to the sustainability of the project for the affordability period
- Investment in the form of:
 - Land donation
 - Cash grant or loan
 - Property tax exemption
 - System development charge fee waivers
 - U.S. Department of Housing and Urban Development (HUD), U.S. Department of Rural Development (RD), Veterans Administration (VA), rental assistance contracts, project-based rental assistance vouchers
 - Private investment or other tangible financial contribution from a local, state or federal entity

3. The project preserves federal rent subsidies:

The Project has a federal Project-Based Rental Assistance contract (PBRA) that meets the following criteria:

- An existing at risk PBRA contract for the project that will be preserved or renewed
- At least 25 percent of the units in the project are subject to the PBRA contract

4. The project meets multiple public priorities:

- The project demonstrates a meaningful public priority by meeting multiple local, state, department, or legislative goals

HOME TBRA: OHCS distributes Tenant-Based Rental Assistance through a variety of local CAAs, non-profits and Public Housing Authorities. The allocation of HOME TBRA funds is by a formula which factors in the number of cost-burdened and poverty level households in each service area. HOME TBRA funds serve households at or below 50% median family income.

Approximately 23% of HOME funds are allocated to this activity.

Oregon set aside \$200,000 for the HOME TBRA Bridge to Home program. These funds are distributed to Subgrantees on an as-needed basis to provide HOME TBRA assistance to

households on the Section 8 wait list. At least one member of the targeted household must be disabled.

A maximum of 10% of the HOME award to OHCS is set aside for administration. Subgrantees using HOME funds for tenant based rental assistance and other eligible activities may receive funds from this set-aside.

HOME Projects AP-35

HOME Multifamily Rental Housing

HOME funds are reserved on a competitive basis to projects of qualifying applicants that:

- Pass the Application Review
- Meet the minimum project qualifications
- Meet the minimum threshold requirements
- Score and rank the highest in overall scoring

Applications with the highest scores will be allocated resources until the balance of available HOME funds or other department funding sources are depleted.

OHCS is committed to investing taxpayers' dollars in a way that considers all benefits to the community. OHCS is also committed to ensuring that resources are invested to respond to the diverse need for low-income housing around the State.

A scoring committee scored the applications. The scoring criteria measured the nature and extent of the need in the project's community for the type of project and the project's overall impact to the community.

The scoring committee ranked projects within regions after evaluating each project with the following criteria:

Need for Project:

- The equity of affordable housing distribution in the region
- The population needs compared to other areas of the region
- The housing condition needs compared to other areas of the region
- The demand for affordable housing relative to other areas of the region

In the context of the community:

- The equity of affordable housing distribution in the community
- The population needs compared to the needs of other populations in the community
- The community housing needs addressed by project
- The demand for affordable housing of the specified population in the community

Impact of Project:

Project Type and Population Served:

- The project serves the lowest income households
- The project serves a target population for housing
- The project provides preservation of federally assisted affordable housing
- The project integrates with other community housing needs

Location & Building Features:

- The project includes fee simple ownership of the project
- The location is accessible
- The building design is complementary or responsive to the location
- The project is in an area that serves to de-concentrate poverty

Community Impact:

- The project is responsive to a community need
- The project is responsive to state or local policy direction
- The project is collaborative
- The project leverages other resources
- The project provides innovative ways to overcome obstacles

Evaluation Process:

After passing initial evaluation, applications are submitted for threshold review. The Department reserves the right to request clarification or changes to the application and budget as necessary during these reviews. Applications passing the reviews are forwarded to the scoring committee for scoring against the criteria as described above.

The final selection for funding reservations is taken from the applications that best meet the competitive scoring requirements set forth in the NOFA and approved by the Director and the Oregon State Housing Council.

HOME TBRA

Allocation decisions for HOME TBRA reflect a needs analysis conducted by OHCS. OHCS compares the potential use of funds for each activity and makes a decision based on the needs that could be met with TBRA.

The local market condition that led OHCS to establish the TBRA was the local housing authorities Section 8 waiting lists for rental assistance that were in excess of 18 months to 2 years. Providing rental assistance through TBRA helps very low income families find affordable housing on a temporary basis until they can obtain Section 8 housing. The percentage of funds allocated to each agency is determined by an analysis of factors that indicate there is an ample supply of housing in the community but it is not affordable without subsidy. The factors include the percent of cost-burdened households, the percent in poverty, and the percent at 50% area median income.

Oregon's HOME TBRA program provides rental assistance to very-low income households. Each community-based organization receiving HOME TBRA funding must have a written Tenant Selection Policy that clearly specifies the process used to determine which households in their community will be offered assistance. In addition, selection criteria must reflect the service area's housing needs and priorities. Organizations provide an explanation and data, along with their policy, that supports the basis for the priorities. OHCS reviews all Tenant Selection Policies at the beginning of the grant period as part of the application approval process.

HOME Geographic Distribution AP-50

HOME Multifamily Rental Housing

Two elements establish the Geographic Priority Areas in the HOME NOFA:

- The Need Distribution Score identifies the portion of portion of renter household that reside within the city or county and are extreme rent burdened and are at 60% of area median income.
- The Oregon Affordable Housing Inventory, which includes a listing of all affordable housing funded through the state, local housing authorities, U.S.D.A. Rural Development, HUD, and all other local housing providers

Geographic Priority Areas are established annually in non-targeted areas as follows:

- Any county where the proportion of competitively funded units is less than the need distribution
- Any city larger than 10,000 or more residents located in non-targeted counties is targeted when the number of affordable units in the inventory is at least 30% less than the need-based distribution of units

HOME TBRA

HOME Tenant-Based Rental Assistance is distributed through local CAAs, non-profits and Public Housing Authorities. Allocation is made using a formula determined by an OHCS needs analysis which factors in the percentage of cost-burdened and poverty level households. Funds serve households at or below 50% median family income. Approximately 23% of HOME funds are allocated to this activity.

Each Subgrantee serves one or more counties. Service areas of Subgrantees do not overlap each other. Subgrantees serving multiple counties use their local needs studies to determine how HOME TBA funds are used in each county.

Table | HOME TBRA Distribution

SUBGRANTEE	COUNTIES SERVED	HOME TBRA ALLOCATION (PROGRAM FUNDS)
Aging Community Coordinated Enterprises & Support Services (ACCESS)	Jackson	\$189,731
Community Action Program of East Central Oregon (CAPECO)	Gilliam, Morrow, Umatilla, Wheeler	\$60,433
Community Connection of Northeast Oregon (CCNO)	Baker, Grant, Union, Wallowa	\$44,973
Community in Action (CINA)	Harney, Malheur	\$11,243
Community Services Consortium	Benton, Lincoln, Linn	\$153,190
Klamath Lake Community Action Services (KLCAS)	Klamath, Lake	\$61,838
Lane County Human Services Commission (LCHHS)	Lane	\$153,190
Mid-Columbia Housing Authority (MCHA)	Hood River, Sherman, Wasco	\$32,324
Mid-Willamette Valley Community Action Agency (MWVCAA)	Marion, Polk	\$140,541
Neighbor Impact (NIMPACT)	Crook, Deschutes, Jefferson	\$150,379
Northwest Oregon Housing Authority (NOHA)	Clatsop, Columbia, Tillamook	\$87,136
Oregon Coast Community Action (ORCCA)	Coos, Curry	\$158,811
Oregon Human Development Corporation (OHDC)	Statewide farm worker and specialized populations	\$75,892
United Community Action Network (UCAN)	Douglas, Josephine	\$66,054
Yamhill Community Action Partnership (YCAP)	Yamhill	\$19,676

HOME Monitoring

The OHCS Asset Management Section monitors each HOME property to ensure that sponsors meet the requirements and are in compliance with the grant or loan agreement. Marketability of the property and asset management is important to OHCS.

Property reviews are conducted on-site a minimum of once a year for properties consisting of more than 25 total units, and once every two years for properties with 1-25 units. During the on-site visit, the compliance officer assigned to the property completes an inspection of the exterior buildings, the grounds and common areas, and at least 20 percent of the interior units to ensure that the project is maintained in accordance with HUD Regulations and Uniform Physical Conditions Standards (UPCS). If the property consists of more than one building, at least one unit is inspected in each building. OHCS adopted the UPCS as the required HOME physical inspection standard to be consistent with other funding sources.

An annual desk audit is completed for each HOME property. OHCS requires owners to annually certify, via the Certification of Continuing Program Compliance (CCPC) process. As part of this process OHCS requires completion of the "Owners Annual Certification of Compliance" form, which certifies that HOME assisted units are in compliance with program regulations. Owners are required also to maintain records that demonstrate compliance through submission of a "HOME monitoring report" annually through the CCPC process or at the time of inspection, or anytime as requested by a compliance officer. OHCS requires that each HOME assisted unit be inspected annually by the owner or the owner's representative. The individual completing the inspection must know the required property standards of HUD and HOME program regulations and OHCS guidance handbooks and memorandums.

Properties originally constructed prior to 1978 may be subject to requirements for assessment, evaluation, and mitigation of lead-based paint, per federal regulation 24 CFR Part 35. Compliance officers verify, through examination of project documents, if ongoing monitoring for lead-based paint is required for pre-1978 properties, and implement or advise property owners of monitoring requirements.

At the time of inspection, at least 20% of the tenant files are reviewed for tenants receiving HOME assistance. File audit standards are listed in 24 CFR Part 5. Guidance provided for the implementation of the standards in Part 5 are outlined in HUD Handbook 4350.3 REV-3. Owners are required to establish initial and ongoing tenant eligibility using the guidance found in Handbook 4350.3 REV-3, in combination with HUD's published annual income and rent limits. Additional HOME compliance expectations and guidance can be found in the OHCS HOME Compliance Manual last updated in 2012 and on the OHCS website. OHCS also offers HOME training to owners and management agents.

The HOME property owner is ultimately responsible for the ongoing compliance of HOME program regulations and standards during the period of affordability. Hiring a management agent or onsite manager does not relieve the owner of this responsibility. Prior approval for all changes in management is required. OHCS Asset and Property Management (APM) reviews and approves all new management agreements and attachments (e.g., leases, house rules, tenant selection criteria) to ensure HOME Program compliance. HOME rent increases require prior approval by OHCS.

OHCS is currently updating the HOME program requirements, policies, and monitoring procedures to meet the new HOME Final Rule changes.

Community Development Block Grant (CDBG)

CDBG Annual Goals and Objectives AP-20

The primary objective of the CDBG program is to develop viable communities by providing decent housing and suitable living environment and expanding economic opportunities, principally for low and moderate income persons. The tables below provide a detailed outline of the proposed activities to be undertaken with CDBG funds in 2014, the expected outcomes and objectives, performance indicators, and both long and short term numeric goals and actual accomplishments.

OUTCOMES →	AVAILABILITY/ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
OBJECTIVES ↓			
Decent Housing	DH1	DH2	DH3
Suitable Living Environment	SL1	SL2	SL3
Economic Opportunity	EO1	EO2	EO3

**Program Year 2013 through November 25, 2013 (Third Quarter) and
accrued data January 1, 2011 to December 31, 2015**

Program Year 2013 Data				OUTCOMES [See note #1 below]				
Outcome/ Objective	Funding Category	Performance Indicators [See note #2 below]	Actual Number Funded in 2013	Total Number Funded by 12-31-15	Short Term Annual Goal	Actual Number Funded in 2013 and % of Annual Goal Achieved	Long Term Goal by 12-31-2015	Actual Number Funded by 12-31-15 and % of Five Year Goal Achieved
		Total LMI Jobs created/Retained		19				
		Funds Leveraged		\$0				
EO3	Microenterprise Assistance	Total Microenterprises Assisted	100	299	Fund 5 projects per year	1 (20%)	Fund 25 projects	8 (32%)
		Total LMI Microenterprises Assisted	100	229				
		Funds Leveraged	\$10,000	\$10,000				
SL3	Public Works – Water/Wastewater and Downtown Revitalization	Number Systems Assisted	6	30	Fund 5 systems per year	6 (120%)	Assist 25 systems	30(120%)
		Total Persons Assisted	18,249	49,084				
		Total LMI Persons Assisted	10,571	29,472				
		Funds Leveraged	\$5,605,000	\$7,746,509				
DH3	Publicly Owned Off-Site Infrastructure	Total Housing Units Assisted		0	Fund 1 project every other year		Fund 2.5 projects	0 (0%)
		Total LMI Housing Units Assisted		0				
		Funds Leveraged		\$0				

Community Development Block Grant (CDGB)

2014 Annual Action Plan

Community Development Block Grant (CDGB)
- 599 -

SL1	Public/Community Facilities (fire stations, libraries, senior centers, food banks, family resource centers, community centers)	Total Facilities Assisted		5	Fund 1 project per year		Assist 5 facilities	5 (100%)
		Total Persons Assisted		22,704				
		Total LMI Persons Assisted		18,628				
		Funds Leveraged		\$1,815,799				
SL3	Public/Community Facilities (drug and alcohol treatment, head starts, mental health, health clinics, shelters/workshops for persons with disabilities)	Total Facilities Assisted		1	Fund 1 project every other year		Assist 2.5 facilities	1 (40%)
		Total Persons Assisted		170				
		Total LMI Persons Assisted		170				
		Funds Leveraged		\$0				
DH1	Public/Community Facilities (domestic violence shelters, homeless shelters)	Total Number of Beds Created		8	Fund 1 project per year		Assist 5 facilities	1 (20%)
		Funds Leveraged		\$0				
DH3	Housing Rehabilitation	Total Number of Units rehabbed	95	331	Fund 6 projects per year	4 (66%)	Fund 30 projects	14 (46%)
		Funds Leveraged	\$0	\$878,500				
SL1	Public Services	Total Persons Assisted		0	Fund 3 projects per year, if category is offered under the program.	Funding category not offered in 2013	Fund 15 projects	Does not apply. Funding category has not been offered.
		Total LMI Persons Assisted		0				
		Funds Leveraged		\$0				
SL3	Emergency Projects	The Department does not anticipate future disasters but will ensure that a bona fide disaster occurs in the future the projects will meet the CDBG program requirements and will be reported accordingly.						
N/A	Community Capacity/Technical Assistance	Number of Training Events Held	3	10	Fund 3 per year	3 (100%)	15 training events funded	10 (67%)
		Number of Attendee's	93	1,063				

Note #1 - Outcomes - Actual Number Funded – The actual number funded is based upon the awards made during the program year. The final actual outcomes/accomplishments from each grant awarded by the state will be collected when the grant activities are complete and the grant contract between the city/county and the state is administratively closed and will be reported in IDIS as part of the CAPER.

Each grant recipient is allowed a specified period of time to complete the CDBG funded activities and this time period varies by type of grant. This time period is referred to as the Project Completion Date (PCD). The state allows PCD extensions if the local circumstances warrant the extensions. Each PCD extension is reviewed on a case by case basis. A summary of the standard PCD time periods are:

- 1 year PCD – Applies to microenterprise assistance grants and housing center grants.
- 2 year PCD – Planning grants, final design only grants, construction only grants, off-site infrastructure grants and housing rehabilitation grants.
- 3 year PCD – Final design and construction activities combined into one grant.

Note #2 - The state may select activities/priorities for the 2011-2015 CDBG program from the table above. The proposed outcome and performance measure requirements, performance indicators and the short and long term goals for each activity will only be triggered, if the activity is actually offered by the program.

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Community Development Block Grant (CDGB)

2014 Annual Action Plan

Community Development Block Grant (CDGB)

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CDBG Program Specific Requirements AP-90

The details of the CDBG Method of Distribution (MOD) are included in this action plan as Attachment C. The MOD contains a large amount of information and is not replicated here. The MOD includes the criteria used in evaluating applications, the relative importance of the criteria, how resources are allocated among funding categories, available resources, other various thresholds involved and grant limits.

Oregon does not intend to help units of local government apply for guaranteed loan funds under 24 CFR Part 570, sub M.

CDBG Expected Resources AP-15

The CDBG program targets funding to give Oregon Business Development Department-Infrastructure Finance Authority (OBDD-IFA) investment flexibility. Target funding does not obligate the state to award all the funds targeted for each category. If a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded. Each calendar quarter March 31, June 30, September 30 and December 31, the state will conduct a quarterly target review and determine if funds need to be moved from one category to another to address program needs.

	2013	Target %	2014	Target %
Annual Allocation from HUD	\$12,178,221.00		\$11,914,018 (Note 2)	
State Administration 2% (The required match for these funds comes from the Special Public Works Fund (SPWF).	\$243,564.00	2%	\$238,280	2%
State Administration \$100,000 - no match funds	\$100,000.00	N/A	\$100,000	N/A
State Technical Assistance Set-Aside 1%	\$121,782.00	1%	\$119,140	1%
Annual Allocation Available for Projects	\$11,712,875.00		\$11,456,598	
Program Income (Note 1)	\$3,471.70 (Note 4)		\$5,000 (Note 3)	
Recaptured Funds	\$2,752,780.10 (Note 4)		\$1,000,000.00 (Note 3)	
ESTIMATED TOTAL AVAILABLE FOR PROJECTS	\$14,469,126.80		\$12,461,598 (Note 5)	
Microenterprise Assistance	\$434,073.80	3%	\$373,847	3%
Public Works	\$7,089,873.00	49%	\$6,106,185	49%
Community/Public Facilities	\$3,761,973.00	26%	\$3,240,015	26%
Regional Housing Rehabilitation	\$3,183,207.00	22%	\$2,741,551	22%

Note 1 When received, program income, is allocated to projects using the target percentages identified above, after taking 2% for state administration.

Note 2 Estimated. .

Note 3 Estimated to be received in 2014.

Note 4 Actual as of July 5, 2013.

Note 5 Unobligated amounts from 2013 will be added to this figure.

The final 2014 fiscal year allocation amount will be posted on the department's website for access by eligible applicants and distributed to the CDBG list serve.

In 2013 the CDBG program has leveraged \$4,300,000 in matching funds. The States CDBG program does not require matching funds for the assisted projects funded under the program. CDBG match is described in depth in Attachment B, 2014 Method of Distribution. The state provides the required match for the 2% state administration allowance through the Special Public Works Fund (SPWF) program.

CDBG publicly owned property is described in the Method of Distribution, Attachment C.

CDBG Allocation Priorities AP-25

Priorities for CDBG funds are consistent with the policies and priorities contained in the 2011-2015 State of Oregon Consolidated Plan for Housing and Community Development that was approved by the U.S. Department of Housing and Urban Development (HUD) on February 14, 2011.

Section 106(d)(2)(C)(iii) of the Housing and Community Development Act (HCDA) prohibits a state from declaring certain statutorily eligible activities as ineligible for funding under the state's program, but allows a state to establish funding priorities among the types of eligible activities. In accordance with the HCDA the state will consider applications for funding consistent with the identified funding priorities within the 2014 MOD, which is included as Attachment C.

The priorities eligible for funding under Oregon's 2014 Community Development Block Grant program are:

- Microenterprise Assistance Public Services: Recruitment, screening and providing classroom training to microenterprise owners and persons developing microenterprises
- Public Works:
 - Type One: Public water and wastewater system improvements
 - Type Two: Off-Site Infrastructure for new affordable housing
- Community/Public Facilities: Community facilities that rarely produce a reliable or sufficient revenue stream to repay a loan
- Community Capacity/Technical Assistance: Grants for local capacity building
- Emergency Projects: Projects arising from bona fide emergencies
- Housing Rehabilitation:
 - Type One – Regional Housing Rehabilitation Revolving Loan Fund
 - Type Two – Regional Housing Rehabilitation Grant Fund

CDBG Methods of Distribution AP-30

Applications for CDBG-funded activities are accepted quarterly, with the exception of community capacity/technical assistance and emergency projects. Local governments that wish to apply must work with a regional coordinator to establish preliminary eligibility, and craft a meaningful Project Notification and Intake Form (PNIF). If successful at that stage, OBDD-IFA requests a full application which is then processed with others submitted in that quarter. For more detailed information refer to Attachment B2014 CDBG Method of Distribution.

Activities

CDBG funded activities include public works, public/community facilities, housing rehabilitation, microenterprise assistance, community capacity/technical assistance and emergency projects.

Reasons for Allocation

Targeting of allocation funds is based upon previous demand experience and OBDD-IFA’s cost/benefit analysis. The CDBG program targets funding to give OBDD-IFA investment flexibility. Target funding does not obligate the state to award all the funds targeted for each category. If a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded. Each calendar quarter March 31, June 30, September 30 and December 31 the state will conduct a quarterly target review and determine if funds need to be moved from one category to another to address program needs.

Table | Outcomes and Objectives Addressed

ACTIVITY	OUTCOME	OBJECTIVE
Public Works – (wastewater, water , downtown revitalization)	Suitable Living Environments	Sustainability
Public/Community Facilities – (senior centers, food banks, community centers, fire stations, libraries, family resource centers)	Suitable Living Environments	Availability/ Accessibility
Public/Community Facilities – (head starts, drug and alcohol treatment facilities, mental health treatment facilities, shelters and workshops for person with disabilities, health clinics)	Suitable Living Environments	Sustainability
Public/Community Facilities – (domestic violence shelters, emergency/homeless shelters)	Decent Housing	Availability/ Accessibility
Housing Rehabilitation	Decent Housing	Sustainability
Emergency Projects	Suitable Living	Sustainability
Community Capacity/Technical Assistance		
Microenterprise Assistance	Economic Development	Sustainability

Outcome and Performance Measures

Each applicant to the CDBG program must address how their project meets the objective(s), outcome(s), indicators and performance measures identified in the tables below:

Microenterprise Assistance (Public Services)

Objective	Outcome	Indicators	Performance Measures	State Measurement
Creating Economic Opportunities	Sustainability/ Promoting Livable or Viable Communities	Number of persons assisted: <ul style="list-style-type: none"> • With new access to a service. • With improved access to a service. • Where the project is used to meet a quality standard or measurably improve quality, report the number of households that no longer only have access to a substandard facility or infrastructure (as defined by the local community). 	Amount of money leveraged from other federal, state, local and private resources.	The amount of money leveraged from all other funding sources.
			Number of persons assisted.	Number of persons having access to more microenterprise assistance services including the percentage of low and moderate income persons which benefit.
			Number of communities assisted.	Number of persons benefiting from new microenterprise services including the percentage of low and moderate income persons which benefit.
			Race, ethnicity, disability (current categories for beneficiary reporting still apply).	

Public Works Water and Wastewater Projects

Objective	Outcome (Pick One)	Indicators	Performance Measures	State Measurement
Suitable Living Environment	<ul style="list-style-type: none"> • Availability/ Accessibility • Sustainability/ Promoting Livable or Viable Communities 	Number of households assisted with: <ul style="list-style-type: none"> • New access to service or benefit • Improved access to service or benefit • Where the project is used to meet a quality standard or measurably improve quality, report the number of households that no longer only have access to a substandard facility or infrastructure (as defined by the local community) 	Amount of money leveraged from other federal, state, local and private resources	The amount of money leveraged from all other funding sources
			Number of persons, households or units assisted (pick the one most appropriate to your project – pick only one)	Number of persons having access to more affordable facilities and services including the percentage of low- and moderate-income persons who benefit from the improvements
			Number of low- and moderate-income persons served by the project.	Number of systems brought up to environmental/safety standards or upgraded
			Number of communities assisted Race, ethnicity, disability (current categories for beneficiary reporting still apply)	Number of persons benefiting from new or improved facilities including the percentage of low- and moderate-income persons who benefit from the improvements

Publicly Owned Off-Site Infrastructure

Objective	Outcome (Pick One)	Indicators	Performance Measures	State Measurement
Decent Affordable Housing	Sustainability/ Promoting Livable or Viable Communities	Number of renter and owner occupied units created: <ul style="list-style-type: none"> • Number subsidized by federal, state, or local program • Number occupied by elderly (head of household or spouse age 60 or older) • Number of units made handicapped accessible 	Amount of money leveraged from other federal, state, local and private resources)	The amount of money leveraged from all other funding sources
			Number of persons, households or units assisted (pick the one most appropriate to your project – pick only one)	Number of persons having access to more affordable facilities and services including the percentage of low- and moderate-income persons who benefit from the improvements
			Number of communities assisted	Number of units created
			Race, ethnicity, disability (current categories for beneficiary reporting still apply)	Number of persons benefiting from new or improved housing including the percentage of low- and moderate-income persons who benefit from the improvements

Public/Community Facility Projects

Objective (Pick One)	Outcome (Pick One)	Indicators	Performance Measures	State Measurement
<ul style="list-style-type: none"> • Decent Housing • Suitable Living Environment 	<ul style="list-style-type: none"> • Availability/Accessibility • Affordability 	<p>Number of households assisted with:</p> <ul style="list-style-type: none"> • New access to service or benefit • Improved access to service or benefit • Where the project is used to meet a quality standard or measurably improve quality, report the number of households that no longer only have access to a substandard facility or infrastructure (as defined by the local community) <p>Homeless /Emergency Shelter activities:</p> <ul style="list-style-type: none"> • Number of homeless persons given overnight shelter • Number of beds created in overnight shelter or other emergency housing 	<p>Amount of money leveraged from other federal, state, local and private resources</p>	<p>The amount of money leveraged from all other funding sources</p>
			<p>Number of persons, households or units assisted (pick the one most appropriate to your project – pick only one)</p>	<p>Number of persons having access to more affordable facilities and services including the percentage of low- and moderate-income persons who benefit from the improvements</p>
			<p>Number of low- and moderate-income persons served by the project</p>	<p>Number of systems brought up to environmental/safety standards or upgraded</p>
			<p>Number of communities assisted</p>	<p>Number of persons benefiting from new or improved facilities</p>
			<p>Race, ethnicity, disability (current categories for beneficiary reporting still apply)</p>	<p>including the percentage of low- and moderate-income persons who benefit from the improvements</p>

Housing Rehabilitation Projects

Objective	Outcome (Pick One)	Indicators	Performance Measures
Decent Affordable Housing	Sustainability/ Promoting Livable or Viable Communities	Number of owner occupied units rehabilitated or improved: <ul style="list-style-type: none"> Number using lead safe working practices (Pre-1978 units, where \$5,000 or more of rehab work is to be completed and any lead safe practices were used.) Number subsidized by federal, state, or local program Number occupied by elderly (head of household or spouse age 60 or older) Number of units made handicapped accessible 	Amount of money leveraged from other federal, state, local and private resources)
			Number of persons, households or units assisted (pick the one most appropriate to your project – pick only one)
			Number of low and moderate-income persons served by the project.
			Number of communities assisted,
			Race, ethnicity, disability (current categories for beneficiary reporting still apply)
Number of units rehabilitated			

CDBG Projects AP-35

Obstacles

Since mid-2008 the Nation and Oregon has been in an economic recession that has impacted every segment of society and the low and moderate income households and neighborhoods have especially been impacted in a negative manner.

The state’s CDBG program is striving to alleviate the effects by creating jobs, assisting microenterprises, improving infrastructure, providing housing rehabilitation, and constructing new homeless shelters and other essential community facilities. However, the primary obstacle in meeting underserved needs remains the lack of funding. Federal and state funding are simply not enough to meet the demand, even when coordinating funding resources with the U.S. Department of Agriculture’s Rural Utilities Service, Oregon Department of Environmental Quality, the Environmental Protection Agency, the lottery-funded Special Public Works Fund and Water Wastewater Financing Program and others. Oregonians are generally not aware of water, wastewater, medical, fire safety and other needs until a crisis occurs and the facility is either inadequate or not available to provide the services needed.

Given today’s economy Oregonians are not willing to have their user fees increase or to pass a bond to assist with construction of new facilities or to improve existing facilities. In this economy local communities have also had to do more with less, meaning more work with less or existing staff, which has negatively impacted many communities ability to have the capacity to apply for a CDBG funded project and to complete CDBG funded projects.

CDBG Section 108 Loan Guarantee AP- 40

Section 108 Loan Guarantees are not identified as a priority for funding under the State CDBG program.

CDBG Community Revitalization Strategies AP- 45

The development of community revitalization plans is not a priority under the state's CDBG program however Units of General Local Government (UGLG) can develop their revitalization strategies with their own funds or non-CDBG funds. If there is a component of the strategy that fits within the CDBG funding priorities within the Method of Distribution and is eligible for funding under the CDBG program (i.e. upgrade city wastewater system, rehabilitate the community facility) the UGLG could apply for CDBG assistance for that component of their identified revitalization plan.

CDBG Geographic Distribution AP- 50

CDBG Non-housing and CDBG Housing Rehab funds are not distributed on a geographical basis. CDBG funds are distributed statewide in non-entitlement areas to eligible units of general local government, awarded on a quarterly basis. Should the potential awards, by category, if funded, cause a category's annual funding target to be exceeded in a given quarter's application round the department will review the funding targets. Target funding gives the department investment flexibility. Targeted funding does not obligate the department to award all the funds targeted for each category. If a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded. Each calendar quarter March 31, June 30, September 30 and December 31 the department will conduct a quarterly target review and determine if funds need to be moved from one category to another to address program needs. Refer to Attachment C for additional information. The state does not restrict the type and quantity of the applications reviewed for processing. The state distributes funds through a quarterly process and cannot predict the ultimate geographic distribution of funds.

CDBG Barriers to affordable housing AP-75

OBDD-IFA's CDBG Program Activities to Remove Barriers to Affordable Housing

OBDD-IFA, which administers CDBG funds for the state's non-metropolitan cities and counties, educates its recipients about their fair housing responsibilities in several ways including: 1) presentations at workshops, 2) provision of an updated Grant Management Handbook, 3) provision of information handouts, posters, brochures and individual technical assistance, as needed or requested, 4) sending recipients notices of workshops of conferences which address

fair housing issues and 5) completion of the 2011-2015 statewide Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan which are made available to recipients to identify, plan for and remove impediments to fair housing choice.

OBDD-IFA continues to:

- Disseminate fair housing information via the CDBG listserve to all interested persons and grant recipients
- Participate in the Interagency Council on Homelessness and Hunger formed as a direct result of Oregon House Bill 2073. This council will play a key role in reviewing and implementing policy initiatives that will move Oregon forward in reducing homelessness and hunger
- Carry forward and implement the new requirements from 2012 and 2013, requiring submission of reasonable accommodation policies when becoming a certified Subgrantee; the submission of a limited English proficiency plan prior to the first draw for non-construction funds; and, increased fair housing activities from each grant recipient before the grant can be closed
- Participate in the Fair Housing Collaborative comprised of OHCS, BOLI, OBDD-IFA, FHCO and other private and public sector participants to address statewide fair housing issues. This collaborative was a large part of the successful completion of the 2011-2015 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
- Support Local Fair Housing Efforts. OBDD-IFA works closely with all CDBG grant recipients to ensure that each jurisdiction recognizes their responsibility in this area and knows where the resources are to answer questions and provide necessary brochures, posters and presentations
- OBDD-IFA's regional coordinators remain in contact with each grant recipient through the course of the CDBG-funded project and are able to assist as necessary. Local fair housing efforts include but are not limited to; publicizing fair housing laws, participating in local fair housing events, displaying posters, distributing brochures and being a participating sponsor of the FHCO display and training sessions
- Fund fair housing activities through the FHCO and the Greater Eastern Oregon Economic Development District (GEODC). Since January 2011, OBDD-IFA has funded \$180,800 to these entities to complete activities to further fair housing and remove impediments to fair housing choice:
 - FHCO (contract from July 1, 2011 to December 31, 2012 for \$55,000
 - GEODC (contract from July 1, 2011 to June 30, 2012 for \$20,000
 - FHCO (contract for 3 workshops in 2013) for \$8,000
 - GEODC (contract from July 1, 2012 to June 30, 2014 for \$32,000
 - FHCO (contract from July 16, 2013 to December 31, 2013) for \$65,800

The table below summarizes the impediments identified within 2011-2015 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan being addressed by OBDD-IFA and the actions taken by OBDD-IFA and through its contractors, FHCO and GEODC to address the identified impediments:

**Oregon Business Development Department – Infrastructure Finance Authority
Efforts to Remove Barriers/Impediments to Fair Housing**

Identified Impediment in the 2011-2015 Analysis of Impediments	Action	Work to be Contracted by OBDD-IFA to full fill the requirements of the 2011-2015 Fair Housing Action Plan	Outcome	Measurement	FHCO Contract 7-16-13 to 12-31-13	GEODC Contract 1-1-13 to 6-30-13	Actions completed in 2013 as of July 16, 2013	Aggregated Actions taken from 2011-2013
<p>A – Organizational/ Political constraints</p> <p>A(2)-Local zoning constraints and Not-In-My-Backyard philosophies tend to restrict inclusive housing production policies; existence of such policies or administrative that may not be in the spirit of affirmatively furthering fair housing.</p>	<p>Initiate communication with the Oregon Department of Land Use and Conservation Development (DLCD), to review land use laws within the non-entitlement areas of Oregon to identify and attempt to overcome any impediments to fair housing choice created by these laws.</p>	<p>The initiation, coordination and completion of 4 meetings with DLCD to discuss non-entitlement land use laws. The development of a summary “white paper” of the results of the 4 meetings.</p>	<p>Better understanding of the impacts of Oregon law.</p>	<p>The completion of 4 meetings with DLCD and summary of the meeting results.</p>	<p>Further work on this impediment will be developed in the scope of work for January 1, 2014 –December 31, 2105 contract.</p>		<p>OBDD-IFA participated in a second meeting held on June 20, 2013.</p>	<p>Two meetings have been held: October 25, 2012 in Salem and June 20, 2013 in Salem.</p>
<p>B- Structural Barriers</p> <p>B(1)-Need for more effective outreach and education methods, such as television and radio advertisements, seminars, webinars and other dissemination methods not currently utilized</p>	<p>Increase knowledge of fair housing laws in Oregon.</p>	<p>The development and completion of educational outreach activities regarding fair housing laws and complaint system. Using standard and alternative (non-traditional) dissemination media, such as television, radio</p>	<p>Consistent effort at public and partner education.</p>	<p>Number of educational outreach activities and events that were completed, dates, attendees and their locations.</p>	<p>Task 2 - Conduct at least 4 mass media outreach activities. These activities may include PSAs, radio interviews, television appearances,</p>	<p>Task 6 – Increase GEODC web site with Fair Housing links and information. Task 8 – Conduct basic fair housing</p>	<p>Task 6 – A fair housing tab has been added to GEODC’s web site. Further web site design is still in progress. Task 8 – GEODC developed and conducted a Basic Fair Housing Overview</p>	<p>Task 2 - 7 mass media outreach events have been completed; A radio interview with the La Pantera (KWBY) in Woodburn, OR, on November 17, 2011; A fair housing program and discussion on cable television in Jackson and Josephine Counties; A Medford radio interview (KEHD) on March 8, 2012; A Resource Fair in Hood River with 150 attendees; A radio interview on</p>

Community Development Building Grant - CDBG - 77 -

<p>by the state, particularly in the non-entitlement areas of Oregon.</p> <p>B(2)-Need to increase knowledge of fair housing and fair housing complaint system.</p>		<p>advertisements, webinars, seminars, and other communication media not currently utilized by the state.</p> <p>The development and effective distribution of printed information explaining current Oregon Law, including who is protected and what constitutes illegal discriminatory treatment.</p> <p>The development informative brochures.</p>		<p>The number of informative brochures distributed and identification of the distribution locations.</p>	<p>public showings of FHCO's fair housing display. Spanish-language outlets will be targeted for these activities.</p> <p>Task 4 – Revise materials, create a new travelling display (replaces existing “Anywhere But Here” display) of the history of discrimination in Oregon.</p> <p>Task 5 - Distribute 9500 fair housing brochures to housing consumers, providers, government agency staff, and the general public</p> <p>Task 6 - Distribute fair housing newsletters, post to blogs, Face Book and Twitter posts,</p>	<p>and an overview of the Federal and State Fair Housing laws workshop.</p> <p>Task 11 - Assist the FHCO with the poster contest for Oregon.</p>	<p>with an emphasis on tenant rights and landlord/realtor responsibilities on June 11, 2013 in Ontario, where 20 attendees participated.</p> <p>Task 11 – In February 2013 fair housing poster materials were delivered to the Cities of Stanfield and Echo. GEODC also conducted a reading at the Echo Library on April 19, 2013 for children from 4-8 years old.</p>	<p>KUMA radio, Am radio in Pendleton on August 20, 2012; and, A radio interview on Jefferson Radio/OPB Ashland on September 2012.</p> <p>Task 5 - Fair housing Posters were revised and translated into Spanish by April 16, 2012. Developed a new brochure “Fair Housing for Real Students” and Fair Housing for Real Estate Professionals”. A total of 2,915 English and 100 Spanish brochures were distributed. A fair housing tab has been added to GEODC’s web site.</p> <p>Task 6 - 5,494 newsletters were distributed by the FHCO. GEODC distributed Fair Housing information via GEODC newsletters, the Southwest Regional Alliance and at the Morrow County Commissioners meeting.</p> <p>Task 8 -Eleven workshops have been held: August 22, 2011, Corvallis; August 25, 2011, La Grande; September 12, 2011, Jackson County; October 25, 2011, Salem; May 2, 2012 Tillamook and Hood River; June 21, 2012, St. Helens (Landlord) and St. Helens (Agencies/Jurisdictions); July 18, 2012, Madras, Oregon Child Development Corporation advocates; September 14, 2012, Roseburg, Neighborworks Umpqua, UCAN and HADCO; and June 11, 2013 in Ontario. In these workshops a total of 1,192 resource material packets, in 8 different languages</p>
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Community Development Building Grant - CDBG

- 79 -

					<p>and contribute article to other housing consumer and provider media outlets to expand the knowledge, awareness and support of fair housing laws, enforcement avenues, and protection for citizens to the State</p> <p>Task 8 - Conduct at least four fair housing workshops. Workshops will target housing consumers, housing providers, social service providers and advocates.</p> <p>Task 9 - Identify partners to be fair housing resources at the local level to increase the capacity to perform education and outreach.</p>			<p>have been distributed.</p> <p>GEODC conducted Fair Housing Workshops for Umatilla County on November 17, 2011, and Morrow County.</p> <p>Task 9 - This is an on-going task and the FHCO is currently scheduling meetings with local organizations in non-entitlement areas of the state to increase their capacity to perform outreach and education. The organizations that have been contacted so far include: St. Helens Rural Organizing Project; PICUN, farmworker advocacy in Woodburn; Siletz Tribe; Healthy Start advocacy groups statewide; National Alliance for the Mentally Ill (NAMI) chapters throughout the state; Monmouth Tenant Association; Oregon Action in Medford; Independent Living Resource centers in Medford, Roseburg and Cave Junction; and the CAUSA Latino advocacy group. Once the initial meetings are scheduled and conducted, the FHCO will set up trainings and follow-up meetings.</p> <p>Task 11 – In February 2013 fair housing poster materials were delivered to the Cities of Stanfield and Echo. GEODC also conducted a reading at the Echo Library on April 19, 2013 for children from 4-8 years old.</p> <p>Other - GEODC participated in a forum on housing issues in</p>
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					<p>Conduct some training's for partners to enable them to effectively communicate fair housing information in their locality.</p> <p>Task 11 – Conduct a fair housing poster contest for Oregon children in first through eighth grades, throughout Oregon.</p>			Pendleton.
<p>B- Structural Barriers</p> <p>B(1)- Need for more effective outreach and education methods, such as television and radio advertisements, seminars, webinars and other dissemination methods not currently utilized by the state, particularly in the non-entitlement areas of Oregon.</p>	Increase knowledge of fair housing laws in Oregon.	Develop a methodology to measure results of education and outreach events and activities, including non-traditional outreach methods.	Evaluation of existing measures and suggestions for new approaches.	System for measuring effectiveness of outreach for future implementation.	Further work on this impediment will be developed in the scope of work for January 1, 2014 –December 31, 2105 contract.			Methodology was completed in 2012
<p>B- Structural Barriers</p> <p>B(1)- Need for more effective outreach and education methods,</p>	Establish a strategic communication plan to increase knowledge of	The development of a strategic statewide communication plan to increase knowledge of fair housing laws in the	Better educated community members and	The development of a statewide strategic plan for future	Further work on this impediment will be developed in			<p>Strategic Plan was completed on March 31, 2012.</p> <p>Between the FHCO and GEODC, it is estimated, that there was a gain of</p>

such as television and radio advertisements, seminars, webinars and other dissemination methods not currently utilized by the state, particularly in the non-entitlement areas of Oregon.	fair housing laws in Oregon.	non-entitlement areas of Oregon.	partners.	implementation.	the scope of work for January 1, 2014 –December 31, 2105 contract.			an additional 500 clients based upon listserves, flyer distribution and training sessions. This gain is projected to be based upon the increased fair housing awareness through the efforts of GEODC in Eastern Oregon, under this contract
<p>C - Rental Markets</p> <p>C(1)- Refusal to allow reasonable accommodations.</p> <p>C(2)-Discrimination against Section 8 voucher holders.</p> <p>C(3)-Discriminatory terms and conditions in the market place.</p> <p>C(4)-Discriminatory refusal to rent.</p>	<p>Enhance outreach and education activities to increase understanding of common discriminatory actions seen in the rental markets.</p> <p>Enhance outreach and education activities to consumers to overcome the two types of discriminatory activities (refusal to allow reasonable accommodation and discrimination against Section 8 voucher holders) identified in</p>	<p>The development of a plan to increase understanding of common discriminatory actions seen in the rental markets within the non-entitlement areas of the state. This plan must emphasis the outreach and education activities that will take place to assist consumers in overcoming the discriminatory activities of: refusal to allow reasonable accommodation; and, discrimination against Section 8 voucher holders in non-entitlement rental markets.</p>	<p>Better educated housing consumers and providers.</p>	<p>The development of a statewide plan for future implementation.</p>	<p>Task 3- Create and develop historic discrimination bus tours outside the Portland Metro area in Oregon. (Tours anticipated to begin in 2014)</p> <p>Task 7 – Revise and update FHCO website to expand the knowledge, awareness and support of fair housing laws, enforcement avenues, and protections for citizens of the State.</p> <p>Further work on this impediment will be developed in</p>		<p>See task 8 above, as the June 11, 2013 training in Ontario served a dual purpose, by providing a fair housing overview with an emphasis on tenant rights and landlord/realtor responsibilities.</p>	<p>Plan was completed in 2012. OBDD-IFA is now contracting to complete actions identified within that plan. The development of a curriculum/training materials and agenda for workshops on common discriminatory actions seen in rental markets, specifically overcoming denial of reasonable accommodations and discrimination against Section 8 voucher holders was granted an extension to 2014.</p> <p>A new brochure “Fair Housing for Students” was developed and 3 fair housing workshops regarding common discriminatory practices were completed and are as follows: Pendleton – August 20, 2012, where there were 8 attendees; Medford – September 11, 2012, where there were 19 attendees; and, Portland – October 2, 2012 (Includes a bus tour), where there were 28 attendees.</p> <p>GEODC provided 4 trainings in Pendleton, La Grande (August 20, 2012) , Wallowa; Vale (September 18, 2012); Ontario (June 11, 2013) with emphasis on tenant rights and</p>

	rental markets.				the scope of work for January 1, 2014 –December 31, 2105 contract.			landlord responsibility.
B- Structural Barriers B(3) – Need to develop a more effective referral system.	Increase knowledge of fair housing laws in Oregon by continued support for the fair housing hot line and complaint referral program.	Continued support for the fair housing hot line and complaint referral program.	Better educated housing consumers and providers.	Number of calls received on the hot line, and the number referred to BOLI, HUD or other entities.	Task 13 – Screen at least 375 clients from Oregon’s non-entitlement jurisdictions with inquiries (calls/walk-ins/e-mails) and evaluate for fair housing issues and jurisdiction.	Task 13 – Respond to calls and e-mails regarding fair housing inquiries.	GEODC responded to calls and e-mails on fair housing issues in Eastern Oregon.	A total of 1,288 calls have been received from non-entitlement communities throughout the state. GEODC responded to calls and e-mails on fair housing issues in Eastern Oregon.
Other Participation in the Fair Housing Collaborative					Task 10 - Plan and hold 2 meetings to include representatives of Statewide Fair Housing Collaborative to review the state’s Fair Housing Action Plan and progress on achieving goals of the Plan.			An extension for this task was granted. This work will be included in the scope of work for the 2013 contract.
Other January 1, 2014 – December 31, 2015 contract.					Task 12- Develop Scope of Work for January 1, 2014 – December 31, 2015 contract.			

Fair Housing Actions OBDD-IFA plans to undertake in 2014 and 2015

Table IV below contains the complete list (grey highlighted column) of the actions OBDD-IFA plans to take during 2014 and 2015 to address impediments to fair housing choice, identified in the 2011-2015 AI and Fair Housing Action Plan.

Table IV

Identified Impediment in the 2011-2015 Analysis of Impediments	Work to be conducted by OBDD-IFA to full fill the requirements of the 2011-2015 Fair Housing Action Plan	<i>OBDD-IFA list of actions planned to take from January 1, 2014 to December 31, 2015 to address impediments to Fair Housing Choice</i>
<p>A – Organizational/Political constraints</p> <p>A(2)-Local zoning constraints and Not-In-My-Backyard philosophies tend to restrict inclusive housing production policies; existence of such policies or administrative that may not be in the spirit of affirmatively furthering fair housing.</p>	<p>The initiation, coordination and completion of 4 meetings with DLCD to discuss non-entitlement land use laws. The development of a summary "white paper" of the results of the 4 meetings.</p>	<p>The coordination of 2 additional meetings with DLCD to discuss non-entitlement land use laws. The development of a summary "white paper" of the results of the 4 meetings.</p>
<p>B- Structural Barriers</p> <p>B(1)-Need for more effective outreach and education methods, such as television and radio advertisements, seminars, webinars and other dissemination methods not currently utilized by the state, particularly in the non-entitlement areas of Oregon.</p> <p>B(2)-Need to increase knowledge of fair housing and fair housing complaint system.</p>	<p>The development and completion of educational outreach activities regarding fair housing laws and complaint system. Using standard and alternative (non-traditional) dissemination media, such as television, radio advertisements, webinars, seminars, and other communication media not currently utilized by the state.</p> <p>The development and effective distribution of printed information explaining current Oregon Law, including who is protected and what constitutes illegal discriminatory treatment.</p> <p>The development informative brochures.</p>	<p>Conduct mass media outreach activities. Distribute fair housing brochures to housing consumers, providers, government agency staff, and the general public.</p> <p>Distribute fair housing newsletters, post to blogs, Face Book and Twitter posts, and contribute article to other housing consumer and provider media outlets to expand the knowledge, awareness and support of fair housing laws, enforcement avenues, and protection for citizens to the State</p> <p>Conduct fair housing workshops. Workshops will target housing consumers, housing providers, social service providers and advocates.</p> <p>Conduct a fair housing poster contest for Oregon children in first through eighth grades, throughout Oregon.</p>
<p>B- Structural Barriers</p> <p>B(1)- Need for more effective outreach and education methods, such as television and radio advertisements, seminars, webinars and other dissemination methods not currently utilized by the state, particularly in the non-entitlement areas of Oregon.</p>	<p>Develop a methodology to measure results of education and outreach events and activities, including non-traditional outreach methods.</p>	<p>The methodology was completed in 2012 and the development of a system for measuring effectiveness of outreach will be developed and/or implemented.</p>
<p>B- Structural Barriers</p> <p>B(1)- Need for more effective outreach and education methods, such as television and radio advertisements, seminars, webinars and other dissemination methods not currently utilized by the state, particularly in the non-entitlement areas of Oregon.</p>	<p>The development of a strategic statewide communication plan to increase knowledge of fair housing laws in the non-entitlement areas of Oregon.</p>	<p>The strategic plan was completed on March 31, 2012. Further work on the development and/or implementation of the statewide communication plan will be developed.</p>

<p>C - Rental Markets</p> <p>C(1)- Refusal to allow reasonable accommodations.</p> <p>C(2)-Discrimination against Section 8 voucher holders.</p> <p>C(3)-Discriminatory terms and conditions in the market place.</p> <p>C(4)-Discriminatory refusal to rent.</p>	<p>The development of a plan to increase understanding of common discriminatory actions seen in the rental markets within the non-entitlement areas of the state. This plan must emphasize the outreach and education activities that will take place to assist consumers in overcoming the discriminatory activities of: refusal to allow reasonable accommodation; and, discrimination against Section 8 voucher holders in non-entitlement rental markets.</p>	<p>Conduct historic discrimination bus tours outside the Portland Metro area in Oregon.</p>
<p>B- Structural Barriers</p> <p>B(3) – Need to develop a more effective referral system.</p>	<p>Continued support for the fair housing hot line and complaint referral program.</p>	<p>Continue to provide financial support for the fair housing hot line and complaint referral system.</p>
<p>Participation in the Fair Housing Collaborative</p>		<p>Plan and hold meetings to include representatives of Statewide Fair Housing Collaborative to review the state's Fair Housing Action Plan and progress on achieving goals of the Plan.</p>

Actions Taken to Remove Barriers to Affordable Housing

In addition, to the activities described above, CDBG funds are used to extend publicly-owned infrastructure to new affordable low and moderate income housing, which assists in addressing the obstacle of funding for owner-occupied single-family housing. CDBG funds also are used by low and moderate income homeowners to rehabilitate the homes they occupy.

CDBG funds are used to foster affordable housing by funding supportive public infrastructure for housing projects. CDBG funds, through the housing rehabilitation program, support maintenance of affordable housing that is owned and occupied by a low and moderate income homeowner.

CDBG Other Actions AP- 85

Actions Planned to Reduce the Number of Poverty-Level Families

Oregon CDBG funds are used for microenterprise assistance, which provides general classroom training for low and moderate income entrepreneurs in developing microenterprises.

CDBG Monitoring

Every Community Development Block Grant project is monitored at least once by the State of Oregon before administrative closeout. The monitoring reviews the grant recipient’s performance in administering the project in compliance with state and federal regulations to

ensure federal funds are being managed properly and to document the effectiveness of the program.

Most projects, except Public Works Planning and Engineering grants, will be monitored on-site. The decision to monitor on-site versus a desk top review is based upon several risk factors, such as: program complexity, local grant administration capacity, recent problems with the project, past monitoring findings and projects with high risk activities. High-risk activities include projects that generate large amounts of program income, housing rehabilitation projects and projects that are far behind schedule.

The state has developed a monitoring checklist that enables staff to consistently monitor projects. Monitoring, whether on-site or desk top, are scheduled to coincide with various phases of the implementation of the project. After the monitoring is complete, a letter is sent to the recipient, outlining any areas of concern or findings that need to be addressed. Areas where the recipient has also done well are also noted.

Findings are where the recipient is not in compliance with federal laws, regulations or a specific condition of the grant contract. Failure to respond to a finding will result in sanctions. Concerns are not a violation of federal law, but are areas that could be improved prior to a problem occurring.

Housing Opportunities for Persons with AIDS (HOPWA)

HOPWA Annual Goals and Objectives AP- 20

Goal Descriptions

Oregon's HOPWA program, known as Oregon Housing Opportunities in Partnership (OHOP), assists people living with HIV/AIDS in creating a continuum of stable, sustainable housing. The objective of Oregon's HOPWA formula program is to: assist households in establishing and maintaining a stable living environment that is safe, decent and sanitary, reduce the risks of homelessness, and improve access to HIV treatment and other health care and support. OHOP is designed to promote client housing stability and act as a bridge to long-term assistance programs, such as Section 8, or to self-sufficiency.

OUTCOME MEASURE	5-YEAR GOAL	2014
Number of households receiving TBRA	130	45
Number of households receiving Support Services: 1) Housing placement services 2) Housing case management to include coordination of benefits and housing stability planning Housing information services	200	76
Total number of unduplicated households receiving assistance	133	76
Percent of households assisted with TBRA maintaining stable housing	90%	90%
Percent of households with a housing plan for maintaining or establishing on-going stability	100%	100%
Percent of households that had contact with a case manager at least once in the last three months	100%	100%
Percent of households that have medical insurance	100%	100%
Percent of households that obtained an income producing job	25%	25%

HOPWA Goals AP-70

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS TO BE PROVIDED HOUSING THROUGH THE USE OF HOPWA FOR:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	
Tenant-based rental assistance	45
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	
Total	45

In 2014, HOPWA formula funds will be used to support 45 households with TBRA.

HOPWA Expected Resources AP-15

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	HUD	TBRA	\$272,195 (74.8%)		\$120,638	\$392,833	\$76,290	TBRA for 45 clients/households. Support Services for 76 clients/households. Administration.
		Support Services: Housing Placement	\$14,741 (4.1%)		\$14,362	\$29,103	\$0	
		Case Management				\$10,914	\$0	
		Housing Information	\$51,584 (14.2%)			\$432,850 (Total Formula)		
	Ryan White Part B	Admin		\$14,353 (3.9%)		\$79,500		Leveraged Services
				\$10,914 (3%)		\$106,000		Leveraged Services
						\$450,500		Leveraged Services
	State Funds	ADAP Services	\$79,500			\$13,000		Leveraged Services
		Case Management and Support Services	\$106,000.00					
		ADAP Services	\$450,500					
		Energy Assistance	\$13,000					

Table 3 - Expected Resources – Priority Table

HOPWA funding will be leveraged through additional resources. Federal Ryan White Part B funds and general state funds will provide households served with insurance assistance, case management services and wrap around support services. Emergency utility assistance will be provided through the State’s Low-Income Home Energy Assistance Program. HOPWA has no match requirement, does not generate any program income, and will not use land or property that is publicly owned.

HOPWA Allocation Priorities AP-25

HOPWA funds are distributed through a cooperative partnership with the Oregon Health Authority (OHA) and are coordinated with Ryan White Part B program resources. HOPWA funds are distributed outside the five-county Portland Metropolitan Statistical Areas (MSAs), through direct payment on behalf of participating clients. HOPWA funded activities address program objectives by providing shelter for HIV/AIDS affected persons and their families through rental assistance and supportive services, which include housing placement services, case management in the form of benefits coordination, and housing stability planning and housing information services.

As the grantee, OHA works with community housing and social service partners and leverages additional program funding to provide a continuum of HIV services. OHA analyzes the needs of both existing caseload and waiting list clients, and match those needs to available funding and program services. This process allocates HOPWA funds for rental assistance and permanent housing placement services.

Referred clients are prioritized for assistance based on assessment of client need as determined by the Ryan White-funded HIV case manager and HOPWA-funded Housing Coordinator.

HOPWA Methods of Distribution AP-30

The Oregon Health Authority is the grantee for HOPWA formula funding and directly carries out program implementation. OHA does not administer the program through project sponsors.

OHA utilizes a statewide, acuity based waiting list to ensure people living with HIV, who have the greatest need for housing, are served first.

HOPWA Projects AP-35

The Oregon Health Authority HIV Care and Treatment Program is the grantee of and manages all balance of state HUD-funded HIV/AIDS programs (outside of MSA). As the grantee, OHA works with community housing and social service partners and leverages additional program funding to provide a continuum of HIV services. OHA analyzes the needs of both existing caseload and waiting list clients, and match those needs to available funding and program services. This process is used to allocate HOPWA funds to rental assistance and permanent housing placement services.

The primary obstacle to addressing needs remains the overall lack of resources as the HOPWA program currently maintains a waitlist for long term rental assistance. A secondary, but no less formidable obstacle, is continued community stigma directed towards persons living with HIV,

whom also experience multiple challenges, such as deteriorating health, mental illness, substance abuse, criminal history, and poverty.

HOPWA Geographic Distribution AP-50

HOPWA funds are not distributed on a geographical basis. HOPWA funds are distributed throughout the Consolidated Plan jurisdiction through direct payment on behalf of participating clients and thus the ultimate geographic distribution of the assistance cannot be predicted. Referred clients are prioritized for assistance based on assessed client need with no regard for client's geographic location, and are widely distributed throughout the Balance of State in 2013.

HOPWA Monitoring

OHA administers the HOPWA program through four staff. Staff conducts an annual file review for HUD compliance. This annual review includes client case and chart reviews as part of the agency's HOPWA program Quality Improvement Plan, as well as an assessment of program database records to measure progress in meeting program objectives. The review tool includes federal compliance criteria outlined in the Office of HIV/AIDS Housing HOPWA Grantee Oversight Resource Guide. Based on the annual review findings, program staff develops an improvement plan. In 2013 the OHOP program noted improvements in its overall compliance rates from the 2011 annual review.

Additionally, OHA holds quarterly face-to-face meetings that provide staff both training and policy review opportunities.