

2009 OREGON CAPER

The 2009 CAPER is organized into these major sections:

- I. Housing Assistance
- II. Community Development Assistance
- III. Homeless Assistance
- IV. Assistance to Populations With the Presence of a Disability
- V. Annual Objectives and Outcomes
- VI. HOME Required Information
- VII. ESG Required Information
- VIII. HOPWA Required Information
- IX. CDBG Required Information
- X. Other HUD Required Information
- XI. 2009 CAPER Endnotes
- XII. Attachments

I. HOUSING ASSISTANCE

Oregon combines several sources of state and federal funds for new construction and acquisition/rehabilitation of affordable rental housing. Funds are allocated primarily through the competitive consolidated funding cycle (CFC) process, although other processes such as request for proposals or demonstration programs may be used. An outline of the CFC process is included as Attachment 11.

The CAPER focuses on *accomplishments* completed with HUD funds for calendar 2009. However, OHCS 2009 funding *commitments* in all of Oregon (not just the balance of state) were made to a total of 67 projects with a total of 2,127 units. Total investment for these projects will be \$364,736,763 with HOME commitments \$9,257,150 of the total.

OHCS *closed* a total of 62 new construction and rehabilitation projects costing a cumulative \$352,089,548 which produced/preserved 2,438 total units. HOME funds of \$8,602,153 were used in 14 projects.

The next two tables provide further breakdown of HOME fund usage.

A. NEW CONSTRUCTION OF RENTAL UNITS

HOME Closed in balance of state

Closed HOME projects cost	\$40,436,831	Number HOME projects	10
Program income	0	Total units	186
HOME funds in projects	\$ 5,854,632	Total Section 215 units	186
Other funds	\$34,582,199	HOME units*	54
HOME leverage ratio	\$ 1 to \$5.91		

* One group home, counted as one unit, provided beds for four residents.

B. ACQUISITION/REHABILITATION OF RENTAL UNITS

HOME Closed in balance of state

Closed HOME project cost	\$ 10,444,681	Number HOME projects	4
Program income	0	Total units	135
Other funds	\$7,697,160	Total Section 215 units	135
HOME funds	\$ 2,747,521	HOME units*	45
HOME leverage ratio	\$ 1 to \$ 3.28	Demolition/displacement	0

* One group home, counted as one unit, provided beds for five residents.

Please see the HOME Project Sampler (Attachment 10), for a description of closed HOME projects.

C. ASSISTANCE TO RENTERS

Oregon assistance to renters in this section is from HOME funded tenant based rental assistance (TBRA). \$2,500,000 of the annual HOME Grant was allocated to tenant-based rental assistance (TBRA) activities. OHCS contracts with various public service agencies to administer the TBRA program at the local level.

The program offers rental assistance in one-year terms, which may be renewed. Very low-income tenants may apply for the payment of refundable security deposits, utility starts, and partial monthly rent. A rental assistance agreement is executed between the public service agency, tenant and the landlord. Payments may be made directly from the public service agency to the landlord on behalf of the tenant.

To qualify, a household consisting of an individual or group of individuals must be very low-income, *i.e.*, cannot have a total gross household income from all sources that exceeds 50% of the area median income for that household size. Rental payment standards are based on the HUD Fair Market Rents or the area-wide exception rent approved by HUD. The minimum tenant contribution for housing costs is \$10.

HOME Tenant Based Rental Assistance budget	\$2,500,000	2009 unit goal	1,200
Direct match from various sources	\$332,003	2009 TBRA units assisted	970
		Relocation	None

In addition to the above, Oregon administers over 9,000 Section 8 units, plus provides renter assistance to populations with the presence of a disability through ESG, Continuum of Care, and HOPWA.

D. ASSISTANCE TO HOME OWNERS

HUD funded assistance to homeowners historically has come from two primary sources, CDBG and HOME/ADDI. Until 2009, Oregon had an aggressive and highly successful program to support first-time homebuyers. ADDI funds were an integral part of first time home-buyer programs through Oregon's PAL program. Due to the collapse of the financial markets OHCS did not made a single family loan in 2009. OHCS is currently studying the potential of using ADDI in some sort of combination with NSP. Oregon continues to provide support for home buyers through the Individual Development Account program which provides matching funds to participants who complete educational and saving requirements.

When still an active program, all first-time homebuyers participating in Oregon's programs were successful graduates of "The ABCs of Home Buying".;

State Mortgage Revenue Bonds (including Home Purchase Case Assistance program)	0	Households assisted	0
ADDI	0	ADDI households	0
Total funds for 1 st time homebuyer	0	Total all households	0
ADDI minority households	0	ADDI Persons	0
ADDI female headed HH	0	ADDI Large family	0
ADDI program income from recapture on sale	0		

CDBG rehab program description is available in the attached PER.

CDBG housing rehabilitation total obligated	\$3,769,100	CDBG rehab goal	151 hh
CDBG rehab obligations	193 hh	**Administratively closed	156 hh

E. REGIONAL HOUSING CENTERS

2009 CDBG Funds allocated	\$588,000	Goal	10 centers
Goal for # Persons served	4,800	Funded	11 awards and 1 grant increase to centers
Low/Moderate income Persons served	4,490	Persons served	5,517

The state has no control on the types or number of applications submitted to the program annually. The State funded the complete applications received

Following is a self-described role of one of Oregon's regional housing centers.

"The Umpqua Regional Housing Center works with multiple agencies that serve low/moderate families in the region and partners with businesses that provide housing products and services to ensure services will be delivered throughout the region. The staff will meet with clients both in their offices and in the communities in which they live. The Housing Center provides direct services for its programs as well as a conduit for low to moderate income residents in need of housing related assistance to utilize the resources and programs not only of its partnering agencies and municipalities, but other State, Federal or local resources that may be available. "

F. 2009 HUD HOUSING RELATED FUNDS DETAIL

By Tenure and Family Size		HOME TBRA	HOME	ADDI	CDBG Rehab	5 year goal	2009 Goal	2009 Assist	CDBG Housing Centers
Renters	Small family 0-2 bedrooms	247	56	NA	NA	3367	828	303	data not collected
	Large Family 3+ bedrooms	723	13	NA	NA	2580	410	736	data not collected
	Elderly	not tracked	28	NA	NA	2005	11	28	data not collected
Owners	Small Family	NA	NA	NA	193	730	146	193	data not collected
	Large Family	NA	NA	NA					data not collected
Totals		970	97	NA	193	8682	1395	1260	5517

- Original goal in Consolidated Plan included elderly recipients of TBRA. Current data collection does not include "elderly" as a category, thus the assistance count is spread between large and small HH.
- Housing center results are for all income levels.

By Income Targets		ConPlan Priority	TBRA	HOME	ADDI	CDBG Rehab	5 year goal	2009 Goal	2009 assist	CDBG Hsng Cntrs
Renters	0-30% MFI	High	813	5	NA	NA	6080	1001	818	See Attach 12
	31-50% MFI	High	144	52	NA	NA	1390	217	196	
	51-60% MFI	Medium	see below		NA	NA				
	61-80% MFI	Low	13	40	NA	NA	482	31	53	
Owners	0- 30% MFI	Low	NA	NA	NA	193	730	146	193	Not tracked
	31-50% MFI	Low	NA	NA	NA					
	51-80% MFI	Medium	NA	NA	NA					
Totals			970	97	0	193	8682	1395	1260	5517

- From Table J in Consolidated Plan
- Housing center results are for low and moderate income citizens.

II. COMMUNITY DEVELOPMENT ASSISTANCE

CDBG by far provides the most financial resources for activities presented in this section. HOME funded assistance to Community Housing Development Organizations is targeted to support of housing assistance by community based development corporations.

A. CDBG

Due to the complexity of the program and reporting requirements, reporting on CDBG activities is available in the 2009 PER in Attachment 13.

In summary, a list analyzing the states progress towards the CDBG goals and objectives, under the 2009 CDBG program is listed below:

- 9 – Public works projects improving the safety and livability of communities. Meeting the states goal, as no numeric goal was achieved by the state, since the state has no control over the type and number of applications submitted to the program each year.
- 1 – Public works project to extend publicly owned off-site infrastructure to a new affordable housing development. Meeting the states goal, as no numeric goal was achieved by the state, since the state has no control over the type and number of applications submitted to the program each year.
- 1 – Public/community facility in increase access to quality facilities and services, creating 6 beds within a homeless shelter. Meeting the states goal, as no numeric goal was achieved by the state, since the state has no control over the type and number of applications submitted to the program each year.
- 12 – Housing resource center projects to improve affordability and sustainability of quality facilities that are proposed to benefit 5,517 persons thus exceeding the goal of 10 center projects to assist 4,800 persons.
- 12 - Housing rehabilitation projects to improve affordability and sustainability of quality facilities that are proposed to rehabilitate 193 housing units, which will benefit 503 persons, thus exceeding the goal 151 housing units.
- 11 - Microenterprise assistance projects. Meeting the states goal, as no numeric goal was achieved by the state, since the state has no control over the type and number of applications submitted to the program each year.
- 3 – Public/community facility projects to provide a suitable living environment. Meeting the states goal, as no numeric goal was achieved by the state, since the state has no control over the type and number of applications submitted to the program each year.

In Summary under the 2008 CDBG-R program the state funded:

- 2 – Public works projects improving the safety and livability of communities. Meeting the states goal, as no numeric goal was achieved by the state, since the state has no control over the type and number of applications submitted to the program each year.
- 1 – Public/community facility projects to provide a suitable living environment. Meeting the states goal, as no numeric goal was achieved by the state, since the state has no control over the type and number of applications submitted to the program each year.

There were no real challenges for the CDBG program identified in 2009. Overall the program in 2009 met the states needs. However, OBDD constantly strives to improve and streamline the program where possible and will implement the following changes in 2010:

- a. A new microenterprise grant program was added to the program.
- b. The maximum grant amount for public works projects was increased from \$1,000,000 to \$1,500,000.
- c. The maximum grant amount for the Type 1 Community Facilities projects was increased from \$800,000 to \$1,000,000.

- d. The maximum grant amount for the Type 2 Community Facilities projects was increased from \$500,000 to \$800,000.
- e. The readiness to proceed requirements for the Economic Development Revolving Loan Fund category was streamlined to make the program more accessible.
- f. A new maximum grant exception for public works projects was added, for communities where the monthly user rate at construction completion would exceed 150% of the threshold rate. Under this exception the recipient could receive up to \$3,000,000.

B. HOME/CHDO

Number of Oregon certified CHDOs	15
CHDOs eligible for operating subsidy	11
Operating subsidy contracted in 2009	\$445,000
Total CHDO operating fund committed in 2009	\$445,000

III. HOMELESS ASSISTANCE

HUD funded homeless assistance in Oregon is primarily delivered through the ESG program. However, within the very general labels of "homeless" services include housing assistance, prevention activities, and supportive and other services. While this section reports on ESG, a more holistic view can be gained by review of Continuum of Care and HOPWA sections of this CAPER and Attachments.

A. EMERGENCY SHELTER PROGRAM

ESG Funding	\$965,882	Statewide sub-recipients	14
State EHA & HSP funding	\$1,735,232	Oregon SHAP funding	\$845,341
ESG leverage	\$1 to \$2.67	Total resources	\$3,546,459
Total Persons and families receiving homeless and at-risk services			26,311
Persons & families receiving essential services			13,247
Persons & families receiving prevention assistance			4,521
Persons and families receiving emergency shelter and transitional housing			8,543

B. CONTINUUM OF CARE

In 2009 the ROCC applied for \$1,022,434.00 in renewal funds, \$276,216.00 for new projects, and \$81,618.00 of the Bonus funds. The 2009 Continuum of Care renewals have been awarded at this time, but the new projects have not been awarded as yet.

Projects provided transitional housing and services to homeless individuals and families, support services for family and individuals leaving homelessness, services to chronically homeless persons with mental illness, and permanent housing for those homeless with mental illness.

A detailed discussion of Continuum of Care activities is contained in Attachment 1 of this document.

IV. ASSISTANCE TO POPULATIONS WITH THE PRESENCE OF A DISABILITY

The following analysis shows 2009 rental housing developments funded by OHCS loan, grant and tax credit programs (balance of state) with units meeting Section 215 and 504 requirements as well as units with other amenities that support populations with the presence of a disability.

Tenure	ConPlan Priority*	Income	Total in Oregon	Unmet HH Need	2009 HH Goal	2009 Units/Beds Completed
Farmworker	High	under 80%	40,000 to 124,400	See notes	100	107
Disabled	High	under 80%	70,809	38,943	60	73
Frail Elderly	High	under 80%	Counted with elderly and other populations with the presence of a disability.			
Chronic Homeless	High	under 80%	1,131	1,131	See notes	42 units in projects
Homeless/ near homeless	High	under 80%	3,592 (does not include chronic)	3,592	See notes	
First time Minority Home buyers	High	under 80%	5,422	2,902	1	0
HIV/AIDS and families	High	under 80%	1,646	See notes	67	102 households
Post incarceration	Low	under 80%	2,664	2,664	see notes	0
Persons in recovery	Low	under 80%	9,785	7,695	see notes	13

* From Table J in Consolidated Plan

+ Farmworker closed projects are all funding sources.

+ Disabled included physically disabled, developmentally disabled, and chronically mentally ill, all funding sources

+ The extent of need for near homeless, homeless and chronic homeless is established by Point In Time counts. Units of service delivered over the course of any given period of time involve multiple services to the same individual, making realistic goal setting difficult. Please also refer to the narratives for ESG and Continuum of Care and the Attachments.

+ Oregon has a goal of increasing the number of first time home buyers who are minority. Need was determined from Census data by counting the number of moderate income minority renters with housing problems.

+ HOPWA numbers adjusted for duplication.

V. ANNUAL OBJECTIVES AND OUTCOMES

(Table M from Consolidated Plan and Table AP-4 in Acton Plan)

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
1. Reduce Chronic Homelessness (compatible with OHCS Long Term Objective #4)	A. Provide emergency housing	ESGP + CDBG + state programs and other federal programs	i. 50%r reduction in chronic homelessness over five years ii. OHCS Performance Measure: 60% of individuals receiving transitional housing gain permanent housing within two years.
	B. Support continuum of care concept in providing services	ESGP, CSBG and Oregon programs	More and better coordination
	C. Acquire and rehab properties when feasible	HOME + other state and federal programs	Construct units for homeless
2009 Results for Reducing Chronic Homelessness			
A	i.	Results of the "Point in Time" count (January 2010) are still being tabulated, but most agree that in the current economic and employment climate, homelessness, including chronic homelessness, will increase sharply.	
	ii.	Oregon's goal of placing 60% of participants in permanent housing within two years has proven exceptionally aggressive. Results for 2009 show 37.8%. Two major factors have impacted the results. The first is a change in policy to housing with intensive services for the homeless. This change required a sharing of scarce resources between projects and support services, leaving less for brick and mortar. The second, more recent change is the collapse of the bond market and the recession	
	iii.	In 2009 the CDBG program funded one homeless shelter, which will create 6 beds that will assist 70 persons in the first year of operation.	
B	OHCS spearheaded reorganization of the Rural Continuum of Care, streamlining and consolidating operations. The ROCC steering committee worked statewide to improve services to homeless individuals and family in the balance of state. Twenty three rural counties were awarded over \$1 million to serve populations facing the greatest needs.		
C	In 2009, OHCS closed one project providing eight units for homeless persons. Funding was awarded for an additional 42 units serving homeless populations.		

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
2. Increase minority homeownership (compatible with OHCS Long Term Objective #5)	A. ADDI funds specifically targeted to minorities	ADDI + state programs and other federal programs	Increase Oregon's rate of ownership to national average for minorities
	B. ADDI funds used for first time home buyer assistance		OHCS Performance Measure: 100% of ADDI recipients complete <i>ABCs of Home Buying</i>
2009 Results for Increasing Minority Homeownership			
A	Due to the collapse of the economy and resultant lack of market for bonds, all of Oregon's single family financing programs, including ADDI are currently non-functional.		
B.	While an active program, 100% of ADDI loan recipients completed the <i>ABCs of Home Buying</i>		

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
3. Reduce Poverty (compatible with OHCS Long Term Objective #3,4)	A. Promote job creation/retention	CDBG + state programs and other federal programs	Creation/retention of jobs
	B. Provide affordable housing opportunities	HOME, ESG state programs and other federal programs	i. Net gain in available affordable units ii. OHCS Performance Measure: 50% of units developed are for elderly and those with the presence of a disability.
	C. Promote interagency cooperation with Department of Human Services and others as appropriate	other federal and state programs	More and better coordination
	D. Support affordable and safe infrastructure	CDBG + state programs and other federal programs	Increase in affordable and safe Oregon infrastructure. Please also see Attachment 13.
	E. Assist in microenterprise development	CDBG	Increased assistance to microenterprise organizations
2009 Results for Reducing Poverty			
A	OBDD provided no numeric goal for CDBG on the number of job creation projects, water/wastewater systems or microenterprise projects to be assisted annually, as the state has no control over the types and number of applications submitted to the program. During 2009 OBDD provided CDBG funding for: 10 public works projects; 494 microenterprises; and 0 economic development projects. During 2009 OBDD provided CDBG-R funding for two public works projects.		
B	i.	OHCS programs were used in completion of 2,437 units of affordable housing. An estimated 53 affordable units went "off-line" in 2009.	
	ii.	Statewide, Oregon closed projects with 2,435 units of affordable housing in 2009. Of those, 890 or 36.5% were for elderly or those with the presence of a disability.	
C	The 2009 Legislature passed SB 200, which creates Oregon's policy on homelessness. SB 200 reorients the state's response to homelessness, with a focus on permanent housing instead of temporary solutions, on better collaboration between all levels of agencies to serve homeless persons, on housing stability to show accountability, and a focus on the needs of the person. It requires the Department of Human Services and OHCS to coordinate housing and services.		
D	OBDD provided no numeric goal for CDBG on the number of job creation projects, water/wastewater systems or microenterprise projects to be assisted annually, as the state has no control over the types and number of applications submitted to the program. During 2009 the state funded: 8 public works (water/wastewater) projects that will benefit 17,502 persons of which 9,079 (51.9%) will be low and moderate income; 1 downtown revitalization project that will benefit 1,847 persons of which 1,005 (54.4%) will be low and moderate income; and, 1 publicly owned off-site infrastructure project that will assist in the creation of 20 low and moderate income housing units that will benefit 66 persons of which 100% will be low and moderate income. During 2009 the CDBG-R program funded 2 public works projects that will benefit 660 persons of which 376 (56.9%) will be low and moderate income.		
E	OBDD provided no numeric goal for CDBG on the number of job creation projects, water/wastewater systems or microenterprise projects to be assisted annually, as the state has no control over the types and number of applications submitted to the program. During 2009 the CDBG program funded 11 microenterprise assistance grants that will benefit 494 microenterprises of which 310 (62.8%) will be low and moderate income. Oregon made available over \$3 million in Individual Development Accounts. The accounts provide matching funds at a minimum 1:1 ratio that can be used for micro-enterprise, or homeownership. Over 1,000 Persons have participated since the program began.		

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
4. Preserve existing affordable housing (compatible with OHCS Long Term Objective #3, 4)	A. Acquire and rehabilitate affordable rental units	HOME+ state programs and other federal programs	Net gain in available affordable units
	B. Provide housing rehabilitation funds for LMI owners	CDBG + state programs and other federal programs	Net reduction in owner occupied substandard units
	C. Support affordable and safe infrastructure	CDBG + state programs and other federal programs	Increase number of public water and wastewater systems to come into compliance with federal and state requirements
	D. Provide cost saving weatherization	state programs and other federal programs	Increase self-sufficiency among low-income Oregonians with a minimum return of \$1 in energy savings for every \$1 spent on conservation.
2009 Results in Preserving Existing Affordable Housing			
A	Statewide, 968 units of acquired/rehabilitated affordable housing funded through the CFC process were closed in 2009. 99 of those units were HOME funded. Statewide, funding was awarded to 38 acquisition/rehab projects for 1,204 units. 53 units went off line.		
B	The CDBG rehab goal was 151 units and 156 were completed as part of administratively closed projects in 2009.		
C	OBDD provided no numeric goal for CDBG on the number of job creation projects, water/wastewater systems or microenterprise projects to be assisted annually, as the state has no control over the types and number of applications submitted to the program. During 2009 the state funded: 8 public works (water/wastewater) projects that will benefit 17,502 persons of which 9,079 (51.9%) will be low and moderate income. During 2009 the CDBG-R program funded 2 public works projects that will benefit 660 persons of which 376 (56.9%) will be low and moderate income.		
D	CFC projects closed in 2009 had \$1.7 million in low income weatherization funds for 1,276 units in multi-family developments.		

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
5. Support and expand affordable housing opportunities	A. Support affordable and safe infrastructure – extend publicly owned infrastructure to new affordable housing	CDBG + state programs and other federal programs	net gain in affordable housing units
	B. Leverage other federal and state funds	HOME, RDA, tax credits + state programs and other federal programs	net increase of leverage ratio
	C. Remove or mitigate barriers to fair and affordable housing	HOME, CDBG	See 2005 Analysis of Impediments
	D. Provide rental assistance for permanent housing	HOME, TBRA + state programs and other federal programs	Meet current goal of 1200 households
2009 Results in Supporting and Expanding Affordable Housing Opportunities			
A	OBDD provided no numeric goal for CDBG on the number of off-site infrastructure projects to be assisted annually, as the state has no control over the types and number of applications submitted to the program. During 2009 the state funded 1 publicly owned off-site infrastructure project, that will assist in the development of 20 housing units, that will benefit 66 persons of which 66 (100%) will be low and moderate income.		
B	HOME fund leverage in 2009 was \$5.91 for closed projects compared to three previous years at \$5.53, \$4.42 and \$4.12.		
C	In 2009, the Fair Housing Council of Oregon, under contract with OBDD and OHCS, conducted 9 audit tests, presented six informational "road shows" conducted five educational outreach activities, and made over 10,000 contacts with brochures, newsletters, and the ever popular annual fair housing poster contest. Efforts are detailed in Attachment 5. Please also refer to the narratives for information on affordable housing barriers. During 2009 the CDBG program provided \$75,000 to retain a private consultant to prepare the States 2011-2015 Analysis of Impediments and Fair Housing Action Plan. The development of this new plan is currently underway.		
D	HOME TBRA and other state and federal funds were used in 2009 to provide assistance to approximately 970 households.		

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
6. Support neighborhood revitalization	A. Improve downtown areas to enhance development/redevelopment	CDBG, other federal and state programs	Increase in viable downtown areas.
	B. Eliminate brownfields	CDBG, other federal and state programs	Net gain in developable brownfield sites.
2009 Results in Supporting Neighborhood Revitalization			
A	OBDD provided no numeric goal for CDBG on the number of downtown improvement projects or brownfield projects to be assisted annually, as the state has no control over the type and number of applications submitted to the program. During 2009, the CDBG program funded one downtown revitalization project that will benefit 1,847 persons of which 1,005 (54.4%) will be low and moderate income. .		
B	OBDD provided no goal for CDBG on the number of downtown improvement projects or brownfield projects to be assisted annually, as the state has no control over the type and number of applications submitted to the program. During 2009, the CDBG program did not fund any brownfield redevelopment projects.		

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
7. Services for HIV/AIDS populations	Provide tenant based rental assistance, short term rent, utility and mortgage assistance and supportive services i.e. Deposits	HOPWA + state programs and other federal programs	Increase the number of low-income people living with HIV/AIDS living in stable, permanent housing.

2009 Results in Providing Services to HIV/AIDS Populations

HOPWA funds were used to help 24 households with rent assistance, 30 households with short term rent/mortgage assistance and 18 households with deposit assistance. Please also refer to the CAPER report from Oregon DHS, *included as Attachment 12.*

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
8. Affordable housing for special populations including those with the presence of a disability OHCS Long Term Objective #3, 4	A. Subsidize farmworker housing	HOME TBRA, ESGP, state funds including tax credits	<i>Additional farmworker access to affordable housing.</i>
	B. Support housing for frail elderly, handicapped, disabled, etc.	HOME, ESG, and other federal and state programs	<i>Additional affordable housing for frail elderly, handicapped and disabled.</i>

Results providing Affordable Housing for Those with the Presence of a Disability

A	Oregon closed projects with 107 units of affordable Farm worker housing in 2009. None were HOME funded. 29households were assisted through HOME TBRA.
B	Statewide, Oregon closed projects with 881 units of affordable housing for frail elderly, elderly, handicapped, disabled and those with the presence of a disability. 216 were HOME funded units.

	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
9. Build local capacity (compatible with OHCS Long Term Objective #2)	A. Partner with other agencies to leverage resources to train for management and other operational skills	HOME, CHDO, Enterprise Fund, Neighborhood Partnership Fund	<i>Fund at least 8 CHDO operating grants</i>
	B. Provide operational support to CHDOS	HOME CHDO	<i>Fund at least 8 CHDO operating grants</i>
	C. Provide operational support for regional housing centers	CDBG, other federal and state programs	Increased assistance/outreach
	D. Capitalize regional revolving housing rehab loan funds	CDBG, local funds	Gain in number and capitalization of regional revolving housing rehab loan funds

2009 Results in Building Local Capacity

A	In 2009 Oregon provided operating support to 11 CHDOs totaling \$445,000. The Oregon Legislature authorized an increase in document recording fees with the proceeds earmarked for a variety of specific uses. One of the resources is an estimated \$450,000 annually for capacity building activities for Oregon's partner organizations involved in affordable housing development.
B	Oregon provided operating support grants totaling \$445,000 to 11 CHDOs.
C	CDBG funds totaling \$588,000 (FY 2009 and prior year recaptured funds) were reserved in support of 12 regional housing centers. The goal was ten centers.
D	CDBG funds of \$3,769,100 capitalized 12 regional revolving rehab loan funds in 2009. With a goal of 151, 156 households received rehabilitation benefits from the projects which were administratively closed in 2009. Further information can be found in the CDBG 2009 PER Attachment 13. In 2009 the state funded the rehabilitation of 193housing units for 503 LMI Persons.

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
10. Community and economic development	1. Provide public facilities necessary for vulnerable populations (such as seniors, disabled, victims of domestic violence, etc)	CDBG	Increase in the number of facilities to serve vulnerable populations

2009 Results in Community and Economic Development

OBDD provided no numeric goal for CDBG on the number public facilities funded for vulnerable populations such as senior centers, domestic violence shelters, disabled etc..to be assisted annually, as the state has no control over the type and number of applications submitted to the program. During 2009 the CDBG program funded one homeless shelter that will create 6 beds, and over the first year of operation will benefit 70 persons.

During 2009 the CDBG-R program funded one senior center that will benefit 101 persons of which all 101 (100%) will be considered low and moderate income.

The Consolidated plan for the non-housing CDBG activities specifically does not identify funding goals (number of projects to be funded by funding category) as the state has no control on the types of applications submitted to the program annually.

VI. HOME REQUIRED INFORMATION

Planned fund distribution versus actual

The 2009 HOME action plan indicated that Oregon Housing and Community Services (OHCS) would offer the activities as listed in the table below. The table also shows proposed or anticipated distribution versus actual distribution of HOME resources, based on funds actually committed.

HOME ACTIVITY	PROPOSED DISTRIBUTION	COMMITTED	2009 DISTRIBUTION
Construction (non-CHDO)	up to 30%	\$5,550,611	3 %
Tenant Based Assistance	up to 24%	\$2,174,551	21 %
CHDO construction	Up to 15%	\$3,706,539	36 %
CHDO Operating Grants	up to 5%	\$445,000	4%
ADDI	1%	\$0	0 %
Disaster Assistance	Up to 5%	\$0	0%

NOTE: Proposed distribution in the table above totals 80% of funding. On February 4 2008, General Deputy Assistant Secretary Nelson R. Bregon approved a series of actions waiving various HUD HOME requirements to allow Oregon to respond to disaster needs with greater flexibility and creativity. Two of the waivers granted by HUD were reflected the proposed 2009 Action Plan HOME budget. Oregon was been granted authority to spend up to 20% of their 2009 HOME allocation for administration.

Actions to minimize impact of displacement and relocation

No HOME funded projects involved permanent relocation in 2009.

Actions to address the needs of the severely rent burdened

Oregon recognizes the need of those paying rents in excess of 50% of their income both in research shown in the 2006-2010 Consolidated Plan and in the design of goals and objectives for that Plan, and subsequent Annual Plans.

Oregon's current income qualification guidelines do not require applicants to provide a rent history. So, although the low income households served through affordable rental housing are those most likely to have severe rent burdens, Oregon is unable to quantify assistance rendered to those who had an extreme rent burden. However, it is shown through the American Community Survey that in Oregon between 2007 and 2008 the number of renter households (36%) remained stable as did the number and percent of renter households paying more than 50% of their income on housing. 2008 – 2009 numbers may be significantly different, but are not yet available.

Affirmative action and fair housing efforts

Concerted efforts continue to inform local governments, non-profits, for-profits, and housing authorities about the affirmative marketing requirements of the HOME program. OHCS is committed to assuring fair housing and affirmative marketing in all its developments, but particularly in those including HOME funds. The Equal Housing Opportunity logo is included in OHCS publications such as the Consolidated Funding Cycle Application Handbook, and on the OHCS letterhead. OHCS materials

such as the Consolidated Funding Cycle Application, the HOME Program Compliance Manual and the HOME Project Management Handbook address the policies of fair housing and affirmative marketing.

OHCS requires each owner of a HOME funded project with five or more rental housing units to develop and execute an Affirmative Fair Housing certification, an Affirmative Marketing policy for marketing of rental units and a Section 3 policy involving attempted use of low-income persons in development and construction of the project. All marketing must be done without regard to race, color, national origin, sex, religion, familial status or disability.

Each HOME recipient must certify that it will not discriminate in the sale, rental, leasing or financing of housing. The affirmative marketing certification requires owners to do the following:

- include the equal housing opportunity logo or statement when advertising vacant units,
- post the HUD fair housing poster in common area(s) of housing assisted with HOME funds, and;
- solicit applications for vacant units from persons in the housing market who are least likely to apply for the HOME-assisted housing without the benefit of special outreach efforts.

HOME grant or loan agreements are not approved by OHCS until these policies have been submitted and approved by the Department.

In 2009, the Oregon Business Development Department continued their contract with the Oregon Fair Housing Council (FHCO) established to provide activities to assist the State to implement the State's Fair Housing Plan. OBDD contributed \$73,000 to FHCO to continue fair housing activities. These activities include conducting the annual statewide Fair Housing poster contest involving elementary schools; publishing a Fair Housing newsletter; providing fair housing advice and information to service agencies and local government; conducting public outreach to inform residents about fair housing rights and responsibilities; collecting complaints and providing information to individuals facing housing discrimination; and displaying the Fair Housing exhibit around the state.

OHCS, OBDD, BOLI, FHCO and other private and other public sector participants formed a fair housing collaborative to address statewide fair housing issues and were a large part of the successful completion and development of the 2006-2010 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan. This collaborative was meeting monthly during the development of these documents, and then quarterly thereafter to work on fair housing issues.

In 2009, the Fair Housing Collaborative meetings were once again increased to a monthly basis to assist in the development of the new 2011 - 2015 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan. OBDD continues to participate in this collaborative.

OBDD added a new requirement to the 2010 Method of Distribution (annual action plan), requiring the submission of reasonable accommodation policies when becoming a certified sub-grantee.

Oregon's CDBG program continues to fund the printing of the State's fair housing posters and brochures for distribution around the state.

2009 COMPLETED PROJECTS AND AFFIRMATIVE MARKETING
Rental Housing and TBRA

PROJECT NAME	# HOME UNITS	White	Black	Hisp.	Other Multi racial	Asian	Nat. Amer-ican	<30%	<50%	<80%	Family Homeless		Non-Homeless Special Need
											Ind	Family	
Wapiti	6	6		1 Yes						6			
Washington Willow	1	1						1					1
18 th Street Apartments	2	2						2					2
Conifer Gardens Apartments	9	7		1 Yes	1	1		4	5				9
Village Quarter	6	6						5	1				
Madison Place	5	5						5					5
Mountain Crest	18	16				2		14	4				
Sunset Corners II	5	5						2	2	1			
Gold Coast Apartments	7	5	1				1		3	4			
Elkhorn Village	16	16							16				16
Beacon Crest	4	4							4				
Heather Glen	4	3		1 Yes	1				4				2
David's House	5	5								5			5
Putnam Pointe	4	3				1		2	2				
Total Project HH	92*	84	1	3 Yes	2	4	1	35	41	16			40
TBRA HH	970	887	17	2 Yes	41	2	23	813	144	13			
Grand Total	1,062	971	18	5 Yes	43	6	24	848	185	29			40

- Project household count does not equal total unit count reported elsewhere due to inclusion of group home residents and exclusion of manager units

Section 3 and minority and women owned business

In accordance with 24 CFR 92.351 (b), concerning minority and women-owned business enterprises, OHCS directs HOME funding recipients to include, to the maximum extent feasible, the use of such enterprises in providing supplies, professional and construction services in conjunction with HOME-assisted projects.

In order to maintain statistical data on the solicitation and participation of minority and women-owned business enterprises on HOME-assisted projects, OHCS requires project sponsors to identify jobs that have been bid by such enterprises and/or small or disadvantaged business enterprises.

The Oregon Office of Minority, Women and Emerging Small Business maintains a list of eligible MBE WBE businesses on the Internet. If Internet access is not available to a recipient, OHCS provides the names of MBE WBE businesses located in the project area.

OHCS also publicizes the Internet availability of the list in the sponsor's reservation letter, and directs the HOME recipient to contact businesses from the list when soliciting bids. Project sponsors who publicize for bid solicitation are encouraged to publicize advertisements for bids and requests for proposals in newspapers serving minority and women-owned business enterprises (MBE WBE).

OHCS requests that recipients direct jobs, training, and contracting opportunities to businesses owned by, or employing, low and very low income residents. HOME recipients are encouraged to provide bidding opportunities to Section 3 firms. Recipients are also encouraged to request the general and sub-contractors working on a HOME-assisted project to hire low income persons within the project area if there are job openings due to the project's construction. HOME recipients are required by the Department to report on their activities in attempting to employ Section 3 firms or individual workers.

The number of MBE/WBE firms used per HOME project rose in 2009 but remained within 7% of average. Section 3 results declined however. The following table illustrates the most recent totals:

<i>Year</i>	<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>
<i>MBE WBE firms</i>	<i>20</i>	<i>11</i>	<i>15</i>	<i>13</i>	<i>27</i>	<i>12</i>	<i>23</i>
<i>Section 3 firms</i>	<i>16</i>	<i>24</i>	<i>33</i>	<i>16</i>	<i>4</i>	<i>11</i>	<i>4</i>
<i>HOME Projects</i>	<i>16</i>	<i>11</i>	<i>11</i>	<i>12</i>	<i>13</i>	<i>9</i>	<i>14</i>
<i>MBE/WBE per project</i>	<i>1.3</i>	<i>1.0</i>	<i>1.4</i>	<i>1.1</i>	<i>2.1</i>	<i>1.3</i>	<i>1.6</i>
<i>Sect. 3 per project</i>	<i>1.0</i>	<i>2.2</i>	<i>3.0</i>	<i>1.3</i>	<i>0.3</i>	<i>1.2</i>	<i>0.3</i>

Assessment

Oregon's 2009 MBE WBE results were down from the previous year per project but within acceptable tolerances. As shown in the table above, results fluctuate annually.

OHCS monitors project sponsors, both in the office and in the field, to determine their compliance efforts in promoting the use of minority and women-owned business enterprises. OHCS continues to work closely with HOME recipients to ensure these actions are carried out.

OHCS staff consults by phone or in person with each HOME recipient as needed after grant reservation and explains the obligations of the HOME program. During these conversations, the recipient is also advised of the fair housing and affirmative marketing requirements. Copies of fair housing and affirmative marketing policy formats are provided to the developer after funding is reserved and copies of the fair housing poster and an EEO poster are included with the HOME project sign reminder letter to the developer.

The state encourages grantees to make contracts awarded under CDBG grants available to minority and women-owned businesses. Through the Grant Management Handbook and training given to recipients, the state describes the various ways that contracting opportunities can be made available to minority and women-owned businesses. Some examples include dividing larger contracts into smaller portions that can be bid on by smaller firms, or directly soliciting proposals or bids from lists of certified minority and women-owned businesses.

The Grant Management Handbook (GMH) (revised January 2009) provides forms that grant recipients use to collect and report their efforts to the state. The state will report in future PERs, for each allocation, on the use of minority and women-owned businesses, and on Section 3 activities by its recipients.

Program income

There was no HOME program income in 2009.

Project inspection and monitoring

The project sponsor 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 sponsor of this responsibility. The OHCS Program Analysis & Enforcement Section (PCS) monitors the projects to ensure the sponsors continue to meet the requirements outlined in the HOME Grant or Loan Agreement.

Physical inspections

OHCS' Program Compliance Section (PCS) conducts an on-site visit a minimum of once a year for projects consisting of more than 25 total units, and once every two years for projects with 1-25 units. Approximately 159 HOME projects were visited during the calendar year 2009. During the on-site visit, the Compliance Officer assigned to the project completed an inspection of the buildings, the grounds, and at least 20% of the units to ensure that the project continues to be maintained in accordance with HUD property standards. If the project consisted of more than one building, Compliance Officers were instructed to make attempts to schedule at least one unit inspection in each building (this is a HUD recommendation rather than requirement).

Most projects visited in 2009 were in good condition. The majority of inspection findings reported by PCS staff related to tenant-caused problems in the units, i.e., tenant items too close to heat sources, tenant damage and housekeeping issues, and minor exterior deferred maintenance. These issues are common in property management, owners/tenants are quick to correct deficiencies, and overall, OHCS HOME projects are maintained and managed as well as, or better than, average open market projects.

Owner physical inspections

OHCS requires that owners certify annually, via the OHCS required form "Owners Annual Certification of Compliance", that HOME assisted and HOME-Like units are in compliance with program regulations. Owners are also required to maintain records demonstrating compliance. OHCS requires that each HOME assisted and HOME-Like unit be inspected annually by the owner or the owner's representative, and that the individual completing the inspection(s) be knowledgeable of the required property standards as set forth in program regulations and OHCS guidance handbooks and memorandums. OHCS has adopted the Uniform Physical Condition Standards (UPCS) as the required HOME standards to be consistent with other funding sources. The owner must make the UPCS inspection records available to OHCS staff upon request. The Compliance Officers review the records during on-site visits.

Lead-based paint

Projects originally constructed prior to 1978 (Pre-1978 projects) may be subject to requirements for assessment, evaluation, and/or mitigation of lead-based paint, per federal regulations as codified in 24 CFR Part 35. Compliance Officers will verify, through examination of project documents, if ongoing monitoring for lead-based paint is required for Pre-1978 projects, and implement and/or advise project owners of monitoring requirements.

Tenant eligibility/file audits

PCS, at a minimum, will audit 20% of tenant files at each scheduled site visit, for tenants occupying HOME-assisted and HOME-Like units. File audit standards used by PCS are codified at 24 CFR Part 5. Guidance provided for the implementation of the standards in Part 5 are outlined in HUD Handbook 4350.3 REV-1. Owners are required by OHCS to establish initial and ongoing tenant eligibility using the guidance found in Handbook 4350.3 REV-1, in combination with HUD's published annual income limits. In addition, the OHCS "HOME Compliance Manual" 2006 edition, lists recommended and required forms for use in the income eligibility process. PCS file audits for 2009 revealed few instances of ineligible households occupying HOME units. The majority of file findings reported by OHCS staff were related to poor file management and incomplete documentation. Common findings included failure to follow up on income and/or assets, incorrect income and asset calculations, late signature dates, missing HOME Tenant Income Certifications, failure to follow up on child support income, late annual certifications and non-existent or inadequate waiting list management.

Management activities/rental and lease requirements

PCS spends a considerable amount of time answering HOME compliance questions regarding the disposition of HOME units and rents when tenant incomes change. PCS has provided extensive informal training and guidance to owners and agents in the year 2009 regarding the treatment of HOME units when tenant incomes change over the course of time. Subsidy layering issues are frequently the reason for questions. PCS monitors to ensure, that if HOME restrictions trump in a layered subsidy project, that owners and agents implement these required restrictions.

PCS requires prior approval for all changes in management, during the period of affordability. PCS reviews and approves initially all new Management Agreements and attachments (i.e., leases, house rules, tenant selection criteria, etc.) to ensure HOME Program compliance. After approval, all subsequent modifications to documents and procedures by ownership/management are examined by PCS to ensure compliance.

HOME match requirements

The HOME program provided \$2.3 million in 2009 match, with excess of match of \$18 million carried forward. The full Match report is included as Attachment 8.

HOME TBA

\$2,500,000 of the annual HOME Grant is allocated to tenant-based rental assistance (HTBA) activities. Oregon Housing and Community Services (OHCS) contracts with various public service agencies to administer the HTBA program at the local level.

The program offers rental assistance with a one-year lease, which may be renewed. This is provided to very low-income tenants for a refundable security deposit, the payment of housing costs and utility start-up. A rental assistance agreement is executed between the public service agency, tenant and the landlord. Payments are made directly from the public service agency to the landlord on behalf of the tenant.

To qualify, a household consisting of an individual or group of individuals must be very low-income (*i.e.*, cannot have a total gross household income from all sources that exceeds 50% of the area median income for that household size). Rental payment standards are based on the HUD Fair Market Rents or the area-wide exception rent approved by HUD. The minimum tenant contribution for housing costs is \$10.

An eligible tenant will receive rental assistance for a unit of their own choosing provided the unit meets basic program requirements. These requirements include the Housing Quality Standards, which contains a lead-based paint assessment. This assessment promotes preventative measures to avert childhood lead-based paint poisoning. The rental assistance can follow the household in the event the household moves to another unit.

The HOME Grant requires a 25% match of non-federal funds and HTBA must comply with this requirement also. Public service agencies are responsible for the documentation and the reporting of Match expenditures to OHCS. These expenditures may include direct housing costs or supportive services for self-sufficiency activities provided to HTBA participants during their term of assistance. Subgrantees will ensure that each household to whom it provides HTBA rental assistance, receives social services directed to the goal of enabling the household to become self-sufficient by the time the assistance terminates. Resources other than program funds shall fund these social services. The participant, assisted by a case manager, develops a self-sufficiency plan that details goals, activities and timelines that will meet the needs of the specific household. Not only has this resulted in positive outcomes for the participating households, but also the non-federal funding of direct expenditures to assist households toward self-sufficiency is utilized as a source of match. Rental assistance may be terminated if the public service agency determines that the tenant is non-compliant with the self-sufficiency plan.

HOME Self Assessment

Type	Goal	Completed	Comments
New and rehab construction	8 projects	14 projects	Oregon is very pleased with the number of projects reported for 2009 but recognizes that consistent results can only be evaluated over several years.
TBRA	1200 hh	970 hh	Several factors impacted the lower than expected number of households assisted in 2009. Oregon's Low Income Rental Housing Funding (LIRHF) is used for HOME TBA match. LIRHF funding was reduced in part of 2009. Reduction not only restricted the number of households that could be subsidized but also increased per household costs for TBA when used to "pick up the slack". Loss and replacement of sub-recipient staff also cause a temporary slow-down of grant issuance.
ADDI	6 loans	0	Back on track after last year's difficulty with bond financing technicalities.

HUD funded goals

TENURE	2009 Goal	2009 Actual	% Goal	5 Year Goal	06+07+08+09	% Goal
Renter*	1,249	1,067	85%	7,955	5,454	68 %
Owner**	151	156	214%	730	763	104.5 %
TOTALS	1,395	1,756	101%	8,685	5,170	60 %

* Includes HOME and TBRA

** Includes ADDI and CDBG rehab

HUD's ranking of Oregon among State Participating Jurisdictions for HOME performance is shown in the table below.

Category	Ranking
Funds committed	1 st
Funds disbursed	3 rd
Funds leveraged	29 th
Rental completed	24 th
CHDO completed	30 th
Units at 50% AMI	13 th
Units at 30% AMI	30 th
Occupied units	1 st
Overall	19 th

Overall, Oregon is right on track in providing affordable housing assistance.

VII. ESG REQUIRED INFORMATION

The State of Oregon used Emergency Shelter Grant Program (ESGP) funds for continued operation of existing shelters. ESGP funds were linked with supportive housing dollars to add scattered site transitional housing units with services and permanent housing units for homeless individuals and families throughout 33 of the 36 counties in Oregon.

In 2009 the State expended \$965,882 of ESGP allocation along with \$2.5 million in State Emergency Housing Account (EHA), State Homeless Assistance Program (SHAP) and Housing Stabilization Program (HSP) funds to expand the supply and effectiveness of emergency shelters and transitional housing, provide essential services and prevent homelessness.

Actions taken to prevent homelessness

For Program Year 2009, OHCS leveraged its \$287,896 of ESG allocation with the State's HSP funds totaling \$284,230 to address funding gaps for homeless prevention programs. OHCS has formed a partnership with 14 Community Action Agencies in the state that provided the following homeless prevention activities to over 4,521 low-income individuals and families: short term subsidies for unpaid rent and utility bills, security deposits or first months rent to permit the homeless to move into their own apartment, mediation programs for landlord - tenant disputes, legal services to prevent eviction, payments to prevent foreclosures and innovative programs designed to prevent the incidence of homelessness. The State allowed local determination of funding for this activity not to exceed 30% of the local agency's allocation.

Actions to address emergency shelters and transitional housing needs

OHCS continued to fund emergency shelter and transitional housing activities through the use of ESG and SHAP funds. \$422,310 of ESG funds and \$845,341 of the State's SHAP funds were used to pay for maintenance and operational costs for emergency shelters and transitional housing and served 8,543 homeless individuals and persons in families. Payments for maintenance and operational costs included: rent, repairs, security, fuels and equipment, insurance, furniture, utilities and maintenance of the facility. In geographic areas that lacked enough or any shelters these funds were used for voucher payments to motels/hotels to shelter the homeless.

The provision of essential services to the homeless included: assistance in obtaining permanent housing, medical and psychological counseling and supervision, employment counseling, nutritional needs, substance abuse counseling and treatment and assistance in obtaining other resources for similar activities, other services such as child care, transportation, job placement and training, and staff salaries to provide these services. \$207,988 in ESG funds were used on the provision of essential services along with \$1,451,002 of EHA to provide essential services to 13,247 individuals and persons in families. The State allowed local determination of funding for this activity not to exceed 30% of the local agency's allocation.

Actions to assist transitional housing

ESG funds were used with supportive housing dollars to add scattered site transitional housing units with case management services for homeless families and individuals throughout 11 of the 15 rural regions in Oregon. A portion of the State's EHA dollars was used to provide additional case management services to homeless families and individuals transitioning towards stabilized housing. OHCS has worked with subgrantees to link EHA dollars with HOME TBA dollars.

For Program Year 2009, the State expended \$422,310 of ESGP allocation along with \$845,341 of the State Homeless Assistance Program (SHAP) funds to expand the supply and effectiveness of emergency shelters and transitional housing. In addition, the State expended \$207,988 ESGP along with \$1,451,002 of the States Emergency Housing Account (EHA) and Housing Stabilization Program (HSP) funds to provide essential services.

The One Night Shelter Count Advisory Committee has made a strong recommendation to expand the level of participation in the homeless one night shelter count to include faith-based charities to participate in order to get an accurate numbers. In addition to expanding the scope of the providers who participate in the survey, the Committee for the January 2009 Count revised the format to continue collecting data and track the number of chronically homeless individuals in shelter on any given night and to collect data on unsheltered and street counted homeless. On January 31, 2009, 17,122 individuals were counted as homeless, up 37%. Of that count, 2,691 (15.7%) met the federal definition of Chronic Homeless.

The State continues to adopt the policy of cooperation and collaboration at the regional level between shelter providers and agencies providing supportive services by working closely together and coordinating their efforts to address the homeless problems in their community. There are over 200 non-profit service providers and governmental agencies throughout Oregon that works closely together and coordinates their efforts to providing emergency housing and supportive services to the homeless. Services offered are sometimes very basic from emergency shelter to meal programs and others provide counseling, help in finding employment, medical care, and general life-skills training. Part of that medical support services included funding medical and mental health clinics for the homeless in rural

areas of the state. CDBG funds were used to provide funding for the public facilities reported in the Attachments.

The State continues to use the ESGP allocation combined with EHA and HSP funds to expand the effective activities designed to provide financial assistance and supportive services in order to prevent families and individuals from becoming homeless.

The State continues to address the causes of homelessness. There are many causes of homelessness but two remain as the primary causes: income and cost of living associated with housing, childcare, healthcare, and food.

In September 2000, the Oregon Housing and Community Services sponsored a study by the University of Oregon, Department of Planning, Public Policy and Management in Community Planning Workshop. According to the study, the cost of living is rising faster than the income of the working poor and the minimum wage is not sufficient for the cost of living suggesting that the state economy is not creating enough jobs with livable wages.

The following table provides a list of ESGP expenditures by our subgrantees between January 1, 2009 and December 31, 2009 under each category of eligible activities.

	ADMIN	OPERATIONS	OPERATIONAL STAFF COSTS	PREVENTION	ESSENTIAL SERVICES	
ACCESS	\$2,004	\$16,000	\$0	\$57,919	\$4,200	\$80,123
CAPECO	\$912	\$10,671	\$6,309	\$16,972	\$7,926	\$36,480
CAT	\$1,112	\$32,893	\$0	\$8,023	\$2,516	\$44,543
CCN	\$617	\$7,317	\$0	\$16,753	\$0	\$24,686
CSC	\$2,346	\$84,826	\$0	\$3,882	\$2,775	\$93,829
HMCAA	\$517	\$10,569	\$0	\$3,848	\$5,733	\$20,666
KLCAS	\$991	\$37,492	\$0	\$1,000	\$153	\$39,635
LCHHS	\$4,356	\$69,051	\$8,681	\$0	\$100,813	\$174,219
MCCAC	\$443	\$11,039	\$0	\$0	\$6,233	\$17,715
MWVCAA	\$3,687	\$27,681	\$0	\$62,278	\$53,810	\$147,455
NIMPACT	\$2,370	\$48,092	\$0	\$39,342	\$4,988	\$94,791
ORCAA	\$984	\$25,900	\$0	\$0	\$12,481	\$39,365
UCAN	\$2,384	\$8,720	\$0	\$77,882	\$6,362	\$95,348
YCAP	\$822	\$32,062	\$3,139	\$0	\$0	\$32,884
State Only Administration	\$24,147	\$0	\$0	\$0	\$0	\$24,147
TOTAL	\$47,689	\$422,310	\$18,128	\$287,896	\$207,988	\$965,882
*The amount of the staff costs is included in the overall amount of the operating costs.						

\$845,341 of the SHAP funds provided operational costs for emergency and transitional shelters as well as case management and other essential social services.

\$ 1,451,002 of the EHA funds were used to provide emergency shelter and services, transitional housing services, supportive services as well as emergency payments of rent, mortgage, utilities, rental deposits, and other needed services for those who were homeless and/or at risk of being homeless.

\$ 284,230 of the HSP funds were used to provide emergency shelter and services, transitional housing services, supportive services as well as emergency payments for rent, mortgage, utilities, rental deposits, and other social services needed to assist families with children who were homeless or at risk of being homeless.

ESGP Leverage					
Subgrantee	ESG	EHA	SHAP	HSP	Total Allocation
ACCESS	\$80,123	\$129,503	\$72,549	\$25,368	\$307,543
CAPECO	\$36,480	\$53,793	\$29,851	\$10,537	\$130,660
CAT	\$44,543	\$66,711	\$38,827	\$13,068	\$163,148
CCN	\$24,686	\$39,723	\$21,188	\$7,781	\$93,377
CSC	\$93,829	\$168,517	\$87,348	\$33,010	\$382,704
HMCAA	\$20,666	\$28,311	\$17,350	\$5,546	\$71,873
KLCAS	\$39,635	\$56,236	\$34,597	\$11,016	\$141,484
LCHHS	\$174,219	\$263,508	\$156,451	\$51,618	\$645,796
MCCAC	\$17,715	\$29,283	\$15,117	\$5,736	\$67,850
MWVCAA	\$147,455	\$242,957	\$133,515	\$47,592	\$571,519
NIMPACT	\$94,791	\$115,617	\$82,891	\$22,648	\$315,946
ORCCA	\$39,365	\$62,355	\$35,782	\$12,215	\$149,716
UCAN	\$95,348	\$144,197	\$90,497	\$28,246	\$358,287
YCAP	\$32,884	\$50,293	\$29,383	\$9,852	\$122,411
TOTAL	\$941,739	\$1,451,002	\$845,341	\$284,230	\$3,522,312

Note: The State's share of program administration dollars are not leveraged and are therefore, not reflected in this table.

Self Evaluation:

2009 was a difficult year of changes for Oregon's homeless programs. Biennial funding for the EHA program was reduced by \$1.6 million. The decrease of state funds placed an increased demand on ESG funding simply to provide the same level of service. The mortgage crisis displaced additional households from both owner occupied and rental properties. The economic recession simply multiplied the negative impact on Oregon's at-risk populations and helped balloon the number actually experiencing homelessness. More people needed increased services for extended periods of time, and there are fewer Oregon resources in play.

HPRP provided funding of \$7.5 million with 1,966 served and CSBG assisted 51,329 with \$8 million in ARRA funding.

For Program Year 2009, OHCS used its ESG allocation in accordance with the Stewart B. McKinney Homeless Assistance Act, and to meet the homeless needs, goals, and objectives identified in the State of Oregon Consolidated Plan for 2006-2010.

The State entered into agreements with 14 subrecipients requiring that they use the ESG funds for the following activities: operational expenses, the provision of essential services, homeless prevention or rehabilitation of shelter facilities.

In turn, the 14 subrecipients funded 42 homeless shelters and service providers to provide the emergency assistance needed for homeless and at-risk individuals and families in their community. A total of 8,543 people were served for shelter and other emergency support services under the ESG program for 2009.

The Oregon Housing and Community Services (OHCS), in order to comply with the Emergency Shelter Grant (ESG) application requirements under 24 CFR 576.51, has adopted a process of awarding its ESG funds to eligible subrecipients. As part of the Stewart B. McKinney Homeless Assistance Amendments Act of 1988, it allowed states to distribute ESG funds directly to private not-for-profits organizations if certification from the local government approving the proposed projects.

Method of Distribution

ESG funds are distributed in rural regions of the state. Factors for determining the distribution formula to subgrantees include populations based on the poverty level, unmet assisted housing need, migrant and seasonal farm workers data and the homeless population based on the one night shelter count biannual data in each geographic region of the state. These subgrantees, primarily community action agencies and regional governments, must demonstrate the capacity to provide community-based services and undertake anti-poverty initiatives in order to receive ESG funds. Each Community Action Agency uses a community-based needs assessment to develop advocacy and service priorities that provide services designed specifically for their own community. The activities and services vary by agency, depending on the needs of the community, local resources, and the opportunities for collaboration and partnership with business, private non-profit organizations and state and local government. In addition, each subgrantee must coordinate a local planning process that identifies local priorities based on the needs and gaps in homeless services before an award can be approved. This process is conducted annually for the Supportive Housing Continuum of Care Application and biannually for the Master Grant Agreement Process. We also consider factors such as capacity of the service providers and shelters to provide the services, the type of activities provided, number of homeless or at-risk individuals to be served, coordination with other providers, cost effectiveness, and administrative capacity.

Summary of Limited Use of Funds Under Each Eligible Activities

ESG funds were administered according to applicable federal requirements and regulations. For program year 2009, the table below illustrates the State was in compliance with the statutory requirement Title 42 of the US Code 42 U.S.C. 11374 (a) (2-5) by staying within the maximum requirement for each eligible ESG activities:

Eligible Activities	Maximum Requirement	Actual Percentages	Amount Expended
Administration	5 %	4.94%	\$47,689
Essential Services	30%	21.53%	\$207,988
Homeless Prevention	30%	29.81%	\$287,986
Operation (staff cost)	10% staff costs	2%	\$18,128

OHCS expends no more than 2.5 percent of the ESG appropriation for administrative costs. The other 2.5 percent is appropriated to the subgrantees as their administrative costs.

Matching Requirement

The ESG subgrantees were able to obtain matching resources from other funding sources to leverage against the ESG 2009 funds.

Drawdown Status

Through submission of the Financial Status Report, OHCS is able to measure the subgrantee's drawdown rate on a quarterly basis to ensure that they are expending funds accordingly. If a subgrantee is found to have low drawdown rate at the critical time of the program, OHCS will notify the subgrantee of its status and request that a plan be submitted to reach the acceptable level of expenditures.

Relocation

There was no known ESG funded project in 2009 which necessitated relocation.

Monitoring

OHCS conducts an on-site monitoring of all subgrantees and selected service providers to ensure that they are in compliance with ESG program rules and regulations.

We require subgrantees and its service providers to submit an Annual Provider Report to show the accomplishments and the number and type of clients served by each ESG project. The annual report conforms with the ESG Beneficiary Report developed for IDIS.

OUTCOME PERFORMANCE MEASURES FOR 2009 ESG

OBJECTIVE	STRATEGIES	PROGRAMS/ ASSETS	OUTCOMES
1. Suitable Living Environment	A. Provide Emergency Housing	ESGP	Availability/Accessibility
	B. Essential Services to the Homeless	ESGP	Availability/Accessibility
2009 Results for Improving Availability/Accessibility of a Suitable Living Environment			
A	Improved the Availability/Accessibility of a Suitable Living Environment to 8,543 Homeless Individuals by Providing Emergency Housing.		
B	Improved the Availability/Accessibility of a Suitable Living Environment to 13,247 Homeless Individuals by Providing Essential Services to the Homeless.		

Individuals listed in chart are not duplicated by fund but may be duplicated across fund sources.

DEMOGRAPHICS		EHA People	ESGP People	HSP People	SHAP People
Race/ Ethnicity	American Indian or Alaskan Native	333	369	27	310
	American Indian/Alaskan Native & Black	14	8	4	2
	American Indian/Alaskan Native & White	16	46	6	26
	Asian	140	29	17	50
	Asian & White	15	5	0	0
	Native Hawaiian or Other Pacific Islander	78	64	12	49
	Black or African American	828	164	99	401

	Black/African-American & White	51	36	8	6
	Hispanic or Latino Ethnicity/White Race	2,049	1,358	295	892
	White/Caucasian	8,782	7,376	1,444	4,241
	Other Mixed Heritage	456	90	38	104
	Unknown	1,126	58	39	517
		13,888	9,603	1,989	6,598

Individuals in chart are not duplicated by fund but may be duplicated across fund sources.

VIII. HOPWA REQUIRED INFORMATION

The Oregon Department of Human Services (DHS) funds the Oregon Housing Opportunities in Partnership Program (OHOP) through grants awarded by the Department of Housing and Urban Development (HUD), Housing Opportunities for Persons with AIDS (HOPWA) program. The goal of OHOP is to assist clients in achieving and maintaining housing stability so as to avoid homelessness and improve their access to, and engagement in, HIV care and treatment. OHOP is designed to act as a bridge to other long term assistance programs, such as Section 8. The OHOP Program Manager is Annick Benson-Scott (annick.benson@state.or.us, 971-673-0142). The HIV Care and Treatment Program, of which OHOP is a part, is managed by Victor J. Fox (Victor.j.fox@state.or.us, 971-673-0176).

To improve efficiency, the Oregon Housing and Community Services, with approval from HUD, transitioned the HOPWA Formula grant to DHS in the 2009 program year. DHS is now sole grantee for Oregon's Balance of State HOPWA Formula grant. In 2009, the OHOP program continued to provide assistance under the HOPWA 2009 Formula grant serving 74 households with Tenant-Based Rental Assistance (TBRA), 30 households with Short Term Rent, Mortgage and Utility Assistance (STRMU) and deposit assistance under Permanent Supportive Housing to 18 households

In partnership with Oregon's Ryan White Part B Program and HIV case management providers, OHOP clients receive supportive services, including medical services, emergency housing assistance, substance abuse treatment, oral health care and other support services necessary to assist clients in accessing HIV care and maintaining stable housing. This close partnership allows the OHOP program to leverage multiple funding streams and maximize HOPWA funds available for rental assistance. During the 2009 HOPWA Formula grant year, the OHOP program supported clients with more than \$795,012 in leveraged support and housing services.

Of the 102 unduplicated clients served by the 2009 HOPWA Formula grant, major achievements were reported; 93% of households served with TBRA and 97% of households served with STRMU maintained permanent stable housing. Furthermore, 99% of clients served had access to health insurance, and 94% saw a health care provider for their HIV disease.

The OHOP program currently maintains a waitlist for TBRA assistance of 86 HOPWA eligible individuals. The waitlist is prioritized by living situation acuity, which assures that persons with the highest need for housing assistance receive that assistance first (clients who are homeless are placed above those who are experiencing housing instability).

In 2009, DHS acted as the sole grantee for HOPWA Formula dollars under Oregon's Action Plan. DHS provides HOPWA services to clients throughout the 31-county Balance of State region of Oregon through its OHOP program. Those services included Tenant-Based Rental Assistance (TBRA), Short

Term Rent, Mortgage and Utility Assistance (STRMU), and permanent housing placement services (deposit assistance).

In 2009, the OHOP program used HOPWA Formula funds to serve 102 unduplicated households. The following chart summarizes the program’s accomplishments by HOPWA Formula activity:

Activity	Objective (in households)	Accomplishments (in households)
TBRA	26	74
Permanent Housing Placement	30	18
STRMU	40	30

As indicated in prior correspondence with HUD, the program transitioned funds from the STRMU line item to the TBRA line item in October 2009 in order to increase the number of clients served through long term assistance. Thus, 74 clients were served with TBRA as compared to an originally indicated 26, and only 30 people were served with STRMU funds early in 2009 before STRMU assistance ended. Eighteen individuals received deposit assistance through permanent housing placement assistance. Fewer households were in need of this assistance because many “new” households transitioned from DHS’s HOPWA competitive grant that recently ended and did not need deposit assistance. In addition, the program has been successful at combining leveraged resources through Ryan White and other funds to assist with deposit assistance for those households needing it.

Clients served with HOPWA housing assistance under the OHOP Formula grant in 2009 continued to achieve very high levels of housing stability and reduced risks of homelessness. Increasing client access to and engagement in HIV/AIDS care and support is one of the primary goals of the OHOP program. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

Among those served under the OHOP Formula grant in 2009:

- 93% of households served with TBRA continued in the program or left the program to stable permanent housing situations including self-sufficiency in private housing or other housing subsidy programs (primarily Section 8).
- 97% of households served with STRMU left the program to permanent housing, including several being served by other OHOP programs.
- 100% of households had a housing plan for maintaining or establishing stable on-going residency
- 100% of clients had verified recent contact with a Ryan White case manager for ongoing supportive services.
- At least 94% of clients saw a health care provider for HIV/AIDS care.
- 99% of clients had access to medical insurance or health assistance.
- 76% successfully accessed or maintained qualification for sources of income. Of these, 12% accessed new income. Of the 34 clients who started the year with zero income (not including those receiving unemployment), 26% were able to secure NEW income, remarkable given the recent economic downturn.

One particular client, who demonstrates the success of OHOP’s program, was able to attend four years of college while receiving TBRA through the OHOP program and working part time at a hospital as a nurse’s aid. The client has subsequently completed his RN degree and is now fully employed at a medical center. The client reports stable housing, good health, and is no longer in need of OHOP’s

assistance. Another client was able to leave a violent relationship, in part because of OHOP. After stabilizing housing, and addressing physical and mental health issues, she was able to graduate from a community college program and is pursuing further educational opportunities.

Please also refer to the CAPER report from Oregon DHS, *included as Attachment 12*.

IX. CDBG REQUIRED INFORMATION

The State of Oregon awarded \$13,476,199 in CDBG funds that leveraged \$8,246,744 in local funds and \$3,560,782 in CDBG-R funds that leveraged \$695,983 in local funds for a total \$17,036,981 and \$8,942,727 respectively. Overall there were 47 new grant awards and 5 grant increases that will be used for water and wastewater system improvements, community facility projects, microenterprise assistance, housing rehabilitation and housing resource center projects.

In summary, awards of CDBG funds in 2009 will assist 494 microenterprises, 28,210 persons of which 16,904 (59.9%) will be low and moderate income, rehabilitate 193 housing units which will benefit 503 LMI persons, assist in the development of 20 housing units benefitting 66 LMI persons, create 6 homeless beds benefitting 70 LMI person and provide improvements for 8 public works projects

Due to the complexity and size of CDBG reporting, the entire 2009 CDBG PER is in Attachment 13.

X. OTHER HUD REQUIRED INFORMATION

Geographical distribution

Areas Covered by Oregon's Consolidated Plan

Jurisdiction	HOME	CDBG	ESG	HOPWA
Portland/Gresham/Multnomah Co.	No	No	No	No
Multnomah Urban County	No	No	No	No
Clackamas Urban County	No	No	No	No
Washington Urban County/Beaverton	No	No	No	No
Eugene/Springfield	No	No	Yes	Yes
Salem/Keizer	No	No	Yes	Yes
Corvallis	No	No	Yes	Yes
Ashland	Yes	No	Yes	Yes
Medford	Yes	No	Yes	Yes
Bend	Yes	No	Yes	Yes
Yamhill County	Yes	Yes	Yes	No
Columbia	Yes	Yes	Yes	No
Balance of state	Yes	Yes	Yes	Yes

The CDBG program does not have any geographic distribution requirements, other than no State non-entitlement funds can be used within a CDBG entitlement area. Unlike entitlement grantees, Oregon fund distribution is not targeted by geography. Maps of geographic fund distribution are in Attachment 18.

Continuum of Care

Rural Oregon Continuum of Care Committee
Supported by staff of Oregon Housing and Community Services

During the 2009 year, the Rural Oregon Continuum of Care (ROCC) developed and adopted a new set of by-laws and a Board of Directors. A new regional strategy was implemented to divide the non-entitlement areas of the state into 6 regions:

Region #1	Coos/Curry/Josephine/Douglas
Region #2	Klamath/Lake/Harney/Malheur
Region #3	Baker/Union/Wallowa/Grant
Region #4	Hood River/Wasco/Sherman/Gilliam/Wheeler/Morrow/Umatilla
Region #5	Columbia/Clatsop/Tillamook/Yamhill
Region #6	Lincoln/Benton/Linn

Each region has one representative that serves on the Board. Each of the 6 regions have various local planning groups comprised of Community Action Agencies (CAA's), other non-profit organizations, service providers, faith based groups, grass roots organizations, tribes, local government, homeless & formerly homeless, businesses, banks, neighborhood groups, housing developers, state agency representatives, foundations & Housing Authorities. The local planning processes vary slightly mainly due to the territory covered. The intent of the regions is to combine those less populated areas with other areas that may be able to provide technical assistance and cross boundaries in an effort to work more effectively in providing housing and services to the homeless.

The remaining Board members are representatives from the following areas:

- Oregon Housing Opportunities in Partnership- DHS
- Corrections
- Oregon Housing and Community Services
- Oregon Food Bank
- Addictions & Mental Health – DHS
- CAPO
- Housing Authorities
- Veteran's Administration
- Education
- Law Enforcement
- Employment
- Fair Housing Council of Oregon
- Homeless person or formerly Homeless person, and
- two members at large

The Board meets monthly using the Dept. of Human Services Video Conferencing system. The Board members are responsible for planning and decision making about the Continuum of Care process and in coordination with the State's 10 year plan to End Homelessness. The Board also works under the direction of the Governor's Ending Homelessness Advisory Committee (EHAC). The ROCC is using the new HUD Rural Continuums of Care document that was released in June 2009 to update and strengthen goals and strategies. Monthly meetings include updates on all homeless programs at the Federal, State and Local level to encourage broad based participation and interest.

In addition to the monthly meetings, there were two in-person meetings during 2009. The first meeting in June was held in Salem with good statewide attendance. The by-laws were finalized and adopted and some strategies were discussed. The 2nd in-person meeting was in October in Salem, and was also well attended. Doug Carlson, Director of the Community Planning and Development and Rick Crager, Deputy Director of Oregon Housing and Community Services spoke with the ROCC and answered questions about the direction of homeless programs at the Federal and State level.

The Board has set up four sub committees to assist with the Continuum of Care application process, HMIS issues, training issues and permanent housing oversight. The sub committees are as follows:

- **CoC Application Evaluation Sub Committee** – this group works to update the ROCC application process each year after the HUD NOFA is published. This group scores the renewals and the new projects and submits recommendations for funding to the Board of Directors.
- **HMIS Sub Committee** – This group addresses HMIS training needs, improving data tracking methods and reporting, encouraging non-CoC programs to participate in HMIS.
- **Training Sub Committee**- This committee assesses training needs such as case management and homeless program training. This committee looks for ways to set up trainings in conjunction with statewide conferences.
- **Permanent Housing Performance Sub Committee** – This committee provides oversight of Permanent Housing Projects within the continua, ensuring there are sufficient PH projects and that local continua are moving homeless individuals into PH, and that services are being provided to keep them stabilized in PH.

For the 2008 Continuum of Care application year, the ROCC was awarded \$891,380.00 in renewals, \$423,839.00 in new projects and \$194,775.00 in Samaritan Bonus funds for a total of \$1,509,994.00.

In 2009 the ROCC applied for \$1,022,434.00 in renewal funds, \$276,216.00 in new TH and PH projects, and \$81,618.00 of the PH Bonus funds. The 2009 Continuum of Care renewals have been awarded at this time, but the new projects have not been awarded as yet.

Oregon has three main statewide organizations that deal directly with poverty and homelessness. These three organizations share members and receive reports on progress of each group on collaborative endeavors.

- The Oregon Coalition on Housing and Homelessness (OCHH) is a statewide coalition of individuals and organizations working together as a force of change, dedicated to ending homelessness and increasing affordable housing options in Oregon. The ROCC is working with OCHH to increase participation between the two groups and provide support and assistance in creating good, effective annual homeless conferences.
- The Community Action Partnership of Oregon, is an advisory body to OHCS. Its members include CAA Directors, Oregon Heat, Oregon Energy Partnership, Oregon Food Bank, Department of Education, Malheur County Council on Aging, Harney County Senior Center, Oregon Energy Coordinators Association, OCHH and Association of Oregon and Community Development Organizations. CAPO has a board seat on the ROCC Board of Directors.
- Community Action Agencies (CAA): CAAs are non-profit organizations that provide a multi-faceted human service delivery system and administer short- and long-term human service programs. Their mission is to assist economically disadvantaged persons in identifying problems and causes relating to homelessness, poverty, and to help these individuals develop a plan to

overcome barriers in order to achieve the highest level of family self-sufficiency. Through community planning, these agencies coordinate local resources and linkages among local agencies and governments to provide services.

The CAAs are deeply involved in their local continuums serving as the organizing agency at the county levels, and serving as liaisons between the Local County-wide Planning Groups and the ROCC, providing a strong link between the local level of planning and the statewide rural planning occurring in the ROCC.

Oregon Housing and Community Services was able to hire an intern from Oregon State University (OSU) to work on the coordination of the 2009 Continuum of Care Application. This intern was from the Masters in Public Policy with a strong interest in rural studies. On-going work is being done with OSU to find ways to bring more students into the continuum process to provide capacity building, asset mapping and more.

Oregon Housing and Community Services is also continuing work on the state wide Discharge Planning that also benefits the ROCC when applying for the Continuum of Care funds, as well as the other seven continua in the state. In 2009, a PSU masters student in the Public Policy and Administration program was hired to do research and analysis of the current Discharge Planning process. That intern worked for 6 weeks, and currently there are two more interns, both from PSU working on their masters, who are continuing the work on the Discharge Planning process. This work is also being done in conjunction with the Governor's Re-Entry task force with Dept. of Corrections.

Chronic Homeless Efforts

Efforts to reduce chronic homelessness have been undertaken with funding from the ESG, Continuum of Care, and HOPWA programs as reported in this CAPER, as well as other Oregon funding.

The Housing Plus program finished in 2009. Housing Plus linked services and structures for a comprehensive approach to eradicating homelessness. Housing Plus funded 20 projects with a total of 199 units.

Rural Oregon Continuum of Care received HUD funds to provide services to homeless individuals and families.

Created at the direction of Gov. Ted Kulongoski the plan to end homelessness in 10 years, is largely the work of the Ending Homelessness Advisory Council. EHAC is a 25-member commission of state and local advocates and experts who have dedicated themselves to the task of preparing the plan this past year.

Three key elements frame the Governor's 10-year Plan to End Homelessness.

- prevention and intervention, which include programs to keep people in housing.
- permanent housing and supportive services, aimed at placing homeless individuals and families into housing that provides them the services that keep them out of costly institutions.
- system improvements, will require better alignment of the disjointed services that have hindered collaborative solutions by state agencies and communities in ending homelessness.

An executive summary is in the attachments and the full plan and first year report can be viewed at www.ehac.oregon.gov.

Under the CDBG and CDBG-R programs the activities to reduce chronic homelessness have been separately identified in each annual PER report under the introduction section entitled "Activity Report" as required by CPD 07-06. During 2009 the states CDBG program funded one homeless shelter which will create 6 beds.

ARRA funding provided prevention and homeless assistance to a total of 1,337 persons.

Actions to meet underserved needs

Oregon Housing & Community Services continues work with other State partners to address the needs of Oregon's mentally ill population. As the State moves to decentralize facilities, community based housing becomes increasingly critical. Plans are moving ahead at *Villebois*, a development underway at a former state hospital site. The site is not in Oregon's HOME planning jurisdiction, and funding details are not yet decided. However, the development will serve all of Oregon and will undoubtedly provide direct benefit to those with the presence of a disability that may not show up under normal CAPER reporting methods.

In 2007, Governor Ted Kulongoski created the Governor's Re-Entry Council. The purpose of the Council is to identify and create systems which break down the barriers facing those who are released from the prison and community corrections processes so they have the opportunity to be productive members of society who do not return to criminal activity. OHCS is a member of the Governor's Re-Entry Council. OHCS' Director was appointed by the Governor to the Council. The Administrator of Community Resources Division serves on the Council's Steering Committee and is the facilitator for the Housing Workgroup sub-group, which is a cross-section of housing and criminal justice staff working together to ensure there are appropriate housing opportunities for released offenders.

The Workgroup is currently planning a pilot project which will pair the Department's Rent Guarantee program with the housing efforts of Sponsors, a non-profit agency specializing in assistance to released offenders. The Rent Guarantee will help up to 20 homeless ex-offenders in Lane County obtain safe and secure housing every year. OHCS plans to reproduce the program with other housing/services providers and directly with the Department of Corrections.

In Oregon, one out of every three people released from prison commits a new felony crime within three years of release. Having available appropriate housing and associated services at the time of release will help reduce the risk of re-offense and make Oregon's communities safer.

In general, the State develops or encourages the development of a range of affordable rental housing projects appropriate for very low-, low-, and moderate-income individuals and families. In addition, the State has targeted a significant amount of resources for the development of farm worker housing throughout the rural areas of Oregon.

OHCS has a renewed concentration on our commitment to the Farmworker population. Through a Legislative mandate, OHCS is to maintain a Farmworker Information Center on our web site and host a Farmworker Housing Facilitation Team composed of federal, state and local leaders of governmental and community agencies, for the purpose of discussing issues impacting farmworker housing. In

addition to staff from OHCS, team members include representatives from U.S. Dept. of Housing and Urban Development, U. S. Dept. of Labor, USDA Rural Development, Oregon Dept. of Land Conservation, Oregon Dept. of Agriculture, Oregon Employment Dept., Oregon OSHA, local government, labor unions, non-profit housing and services providers, farmworker advocates, agricultural employers and Legal Aid of Oregon. The first team meeting was held November 12, 2009. Future monthly meetings will focus on identifying issues affecting the availability of farmworker housing and needs of farmworkers in Oregon. The team will address the issues and develop possible solutions which will be instituted or proposed as recommendations to the state Legislature.

In 2009 OHCS revised the Oregon Administrative Rules governing the farmworker housing tax credit program to make it more easily matched with other sources of funding such as USDA/Rural Development's 514 and 516 programs, as well as Oregon's CFC process.

All projects funded through the CFC process (with the exception of Section 8 Department funded multifamily housing) are required to develop and implement a resident services plan. Plans must address these objectives.

- *Through coordination, collaboration, and community linkages, residents will be provided the opportunity to access appropriate services which promote self-sufficiency, maintain independent living, and support them in making positive life choices; and*
- *To effectively maintain the fiscal and physical viability of the development by incorporating into the ongoing management the appropriate services to address residents issues as they arise.*

Actions to foster and maintain affordable housing

Oregon

- received and is processing approximately \$47.3 million in TCAP and Exchange funds which target 24 projects with almost 1,000 units and a total cost of \$157 million.
- received \$457,390 to support foreclosure prevention from the National Foreclosure Mitigation Counseling program.
- completed an earlier \$418,504 mitigation program which assisted 1,514.
- passed legislation for a document recording fee which will generate approximately \$11.4 million for the biennium. \$10.5 will target housing projects and \$900,000 will support capacity building for housing authorities and non-profit affordable housing developers.
- passed legislation authorizing \$1.5 million for emergency housing.
- passed legislation authorizing \$2.2 million for home ownership, down payment assistance, owner education, and support for housing centers.
- received \$15.4 million for weatherization
- restored \$171,358 for funding for the State Homeless Assistance Program
- broadened income definitions for Individual Development Account eligibility
- passed legislation streamlining process for issuing tax exempt bonds
- established a policy requiring greater inter-agency collaboration for homeless efforts, proposing permanent housing as a preferred response to homelessness, and calling for more comprehensive and coordinated responses to meeting needs of homeless.
- authorized \$19.4 million in lottery backed bonds to preserve affordable housing and manufactured home dwelling parks.

Actions taken to eliminate barriers to affordable housing

A number of barriers to affordable housing such as zoning or land use are local issues, beyond control of the State. Funding is an issue the State can impact, always troublesome, the issue has been profoundly exacerbated by the collapse of markets for bonds and tax credits and the pervasive impacts of the recession.

Efforts to address financial issues are addressed above. Efforts are also underway to revisit how OHCS defines and applies construction quality standards.

Oregon has started the process of creating a new "Analysis of Impediments to Fair Housing" and companion 5 Year Fair Housing Action Plan.

Actions taken to overcome gaps in institutional structures and enhance coordination

The Oregon Regional Economic Recovery Teams continue to be a nationally recognized model for breaking down the "silos" in institutional government structure. The name has changed however, and teams are now referred to as Regional Economic Revitalization Teams, or RERTs. The RERTs are an interconnected network of multi-agency teams that serve as both a service delivery system and a feedback loop for continuously improving and streamlining state services to local communities.

Locally based, multi-agency teams and Regional Coordinators form the basis of the RERT service delivery system. They "put a face on the faceless bureaucracy" and provide local communities with direct access to an array of expert knowledge and specialized skills, a multitude of services and a host of funding programs.

When a local jurisdiction is faced with a complicated problem or an opportunity it needs to act on immediately, it should contact either the Regional Coordinator or any one of the locally stationed state agency staff Persons serving on an RERT. The coordinator and the team can sit down with local officials and stakeholders and work out a solution. Involving the team early can shorten the time it takes to move from idea to reality. The team can streamline permitting, coordinate follow-up actions, and help locate or leverage funding.

While most problems are resolved at the local or regional team level, some issues can be traced to policy or program disconnects. When this happens, agency liaisons working in the RERT Office in Salem are called into service. Because of their close connection with their director and their familiarity with agency processes and operations, agency liaisons work "behind the scenes" to troubleshoot and resolve policy, program and process disconnects.

As discussed above, steps have been taken to require better coordination between state agencies in the provision of services to homeless populations.

Actions taken to improve public housing and resident initiatives

Oregon's Consolidated Plan and/or Action Plan directly addresses specific assistance to public housing. However, public housing projects are eligible applicants under the CFC process.

Neither Consolidated Plan nor Action Plan directs resources towards resident initiatives or services specifically for public housing. Oregon does require resident services plans for CFC projects. Among the opportunities for residents of affordable housing, including public housing, is access to Oregon's Individual Development Account Program. Eligible activities under the IDA program include saving for homeownership, self-employment, education (including youth), and adaptive technologies for disabled. In 2009 the Oregon IDA program again raised \$6 million through the sale of tax credits.

Although not restricted to public housing, the Oregon Legislature approved funding to support the preservation of OHCS' current loan portfolio of affordable housing developments that are secured with Section 8 project-based rental assistance. There were over 100 properties in the department's portfolio with rent subsidy contracts set to expire in the next five years. Oregon wishes to ensure that the existing housing is preserved and the federal rental subsidies supporting these projects be maintained.

Rehabilitation funds are being made available for owners who wish to remain in the program and would like to rehabilitate the property and retain the affordability of the property. It is the department's expectation that owners would work with HUD and extend their rental assistance for up to 20 years beyond the current expiration. In 2009 funding was committed to 14 balance-of-state projects with 507 units with project based assistance. State-wide, 23 projects with 1,059 units were funded. .

Actions taken to evaluate and reduce lead based paint hazards

Background

On July 19, 1995, Governor Kitzhaber signed into law Oregon House Bill 2971, which provided the authorizing legislation for the development of a state Lead-Based Paint Program. The Oregon Health Division promulgated final rules for the accreditation of lead-based paint training programs in December 1997 (OAR 333-068). The Oregon Health Division recognizes only provisionally accredited or accredited training courses, or those for which the Division has established accreditation through reciprocity.

At this time, the only provider offering lead-based paint training courses either provisionally accredited or accredited by the Division is the Western Regional Lead Training Center at Oregon State University. In November, 1998, the Oregon Health Division issued amended rules regarding the certification of professionals to conduct lead-based paint activities.

The Oregon Construction Contractors Board is a state agency that registers and monitors the construction trades industry in the state. In addition to obtaining certification through the Oregon Health Division, every individual and every business offering lead-based paint services must also be licensed through the CCB.

Oregon Housing and Community Services coordinates its home weatherization screening program with Oregon Health Division. OHCS also participates in the development of statewide policies and plans for lead hazard abatement training and contractor certification.

Oregon Housing and Community Services, as a part of the low-income weatherization program, screens housing built prior to 1978 for lead-based paint hazards (when the house is occupied by a child under age six). This procedure is followed in all regions of the state where qualified and trained staff are located.

CDBG Rehab and LBP

All applicants must demonstrate how the rehabilitation work will be conducted in accordance with the Lead Based Paint Poisoning Prevention Act and HUD implementing regulations at 24 CFR 570.487©. Effective September 15, 2000 revisions to the Lead Based Paint regulations 24 CFR Part 35 were implemented.

All purchasers and tenants of CDBG assisted housing constructed prior to 1978 received notice about the hazards of lead-based paint. Applicants for housing rehabilitation loans or grants also received notification. Grant recipients must keep documentation of the notifications in their local project file. All state CDBG programs were required to develop procedures to eliminate the hazards of lead poisoning due to the presence of lead-based point in housing assisted with CDBG funds.

Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implement regulations at part 35, subparts A, B,J, K, and R of this title.

Weatherization and LBP

Non-HOME/CDBG funded weatherization also plays a major support role in lead based paint eradication. OHCS has 18 agencies under contract providing weatherization services. All agency weatherization workers and contract staff must undergo Lead Safe Work Place Training. While weatherization does not fund correction of LBP hazards, , workers encountering hazards follow Lead Safe Work Practices. Occupants of all weatherized units built prior to 1978 receive and sign for the EPA brochure “Protect Your Family From Lead in Your Home.” Because weatherization does not abate LBP hazards, specific data is not kept.

Actions taken to reduce persons living below poverty level.

OHCS continues to be a lead agency for the Rural Oregon Continuum of Care (discussed elsewhere) and played a key role in Oregon's effort to improve it's 2001 ranking as the "most hungry" to a recent ranking of 17th. While those efforts continue in earnest, due to the current economic conditions Oregon at last count was second in the nation in hunger.

All projects funded through the CFC process (with the exception of Section 8 Department funded multifamily housing) are required to develop and implement a resident services plan. Plans must address these objectives.

- Through coordination, collaboration, and community linkages, residents will be provided the opportunity to access appropriate services which promote self-sufficiency, maintain independent living, and support them in making positive life choices; and
- To effectively maintain the fiscal and physical viability of the development by incorporating into the ongoing management the appropriate services to address residents issues as they arise.

In 2009 Oregonians invested \$6.2 million to “build” Oregonians out of poverty through the Individual Development Account (IDA) program. Asset building by means of individual development accounts achieved this milestone through collaboration between OHCS and the Neighborhood Partnership Fund (NPF), which awarded the funds to six nonprofit agencies serving 30 counties:

The Oregon IDA Initiative supports low-income Oregonians in building assets that assist them in cycling out of poverty. The \$6.2 million allocation will allow nearly 1000 low-income individuals, newly identified, to begin savings towards an asset goal in 2009. These individuals are allowed to save for homeownership, to start a business, to access higher education, to repair their homes, or to purchase

technology or equipment that will help them retain employment. Once they have completed financial-education classes along with asset-specific training and have met their savings goal, their savings are matched by funds from the Oregon IDA Tax Credit. The Oregon IDA Initiative is a unique partnership between Oregon Housing and Community Services, the Neighborhood Partnership Fund, and nonprofit partners across the state, along with the public. Public involvement occurs through individual and corporate charitable contributions to the Neighborhood Partnership Fund for the Oregon IDA Initiative. These contributions are eligible for a 75-percent state tax credit. And the tax credits create matching funds for the IDA participants. The Oregon IDA Initiative began in 1999.

In Oregon, the overall economic development factor on a housing project can average 11 times the initial investment in addition to the benefits to an individual or family of having a home. The most significant short-term economic impact from housing development is on employment. Each job supported or created through affordable housing projects generates another one or more at the local level. Statewide, every job generates almost another three, on average.

Every \$1 in rental income generates just over \$2 in economic activity for local economies and about \$2.25 statewide. The impact of labor is even greater, with each dollar generating about \$2.77 locally and \$3 in statewide economic activity. OHCS continues to target housing funds to those communities facing the greatest need for affordable housing. For the five years ending with 2009, OHCS and private sector funding partners financed more than 11,000 units at a total development investment of \$375 million. A full report (10mb) on the economic impacts of affordable housing can be found at: <http://www.ohcs.oregon.gov/OHCS/docs/08HousingEconomicStimulus.pdf>

A special OHCS report on poverty is available at:
http://www.ohcs.oregon.gov/OHCS/RA_2008_Poverty_Reports.shtml

Leveraging Resources

A. Progress is obtaining other funds to address needs in the plan

In addition to information occurring in 31 other areas, the following chart is offered to address leverage. Oregon has, with one exception, made progress annually by increasing its leverage ratio as posted in HUD's "Snapshot Report".

<i>Snapshot Report Leverage Ratios</i>						
<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>
<i>3.06</i>	<i>3.11</i>	<i>3.17</i>	<i>3.14</i>	<i>3.23</i>	<i>3.46</i>	<i>4.24</i>

B. HUD resources and leveraging other public and private resources.

- HOME funds for construction are leveraged through the Consolidated Funding Cycle (CFC). The CFC process pools funds from all available state and federal sources to strive for the most effective use of all funds. As shown on pages 6 and 7, HOME projects closed in 2009 had \$8.5 million in HOME funds used in conjunction with \$50 million from other sources.
- HOME TBRA receives match from a variety of sources. In 2009 \$2,174,551 million in HOME funds was matched by \$493,773.
- ADDI funds were not used in 2009.
- Oregon funds totaling \$2,580,577 were leveraged with \$960,921 in ESG funds.

- As shown in the PER (Attachment 13) CDBG in 2009 the State of Oregon awarded \$13,476,199 in CDBG funds that leveraged \$8,246,744 in other funds.

C. Match Requirements

- HOME: As discussed elsewhere, match for HOME funded construction projects comes from a variety of public and private sources through the Consolidated Funding Cycle process.
- HOME TBRA: Match for HTBRA comes largely through rent contributions from sub-recipients.
- ADDI funds are matched with state bond financing.
- ESG matching funds come largely from Oregon's EHA and SHAP programs.
- CDBG match comes from local governments.

Fair housing activities

In 2009 Oregon began the process of creating a new Analysis of Impediments. A consultant has been hired and the completed document is expected in July of 2010

In 2009 the Fair Housing Council of Oregon carried out contract responsibilities by conducting 9 audits, producing six "road shows", hosting five media activities, posting numerous website improvements, responding to 500 contacts from the balance-of-state, conducting three trainings, and distributing almost 20,000 leaflets, brochures, and other printed materials, including extensive contact with Oregon schools.

A more detailed report of FHCO activities is included as Attachment 5.

Monitoring

HOME

Project inspection and monitoring

The project sponsor 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 sponsor of this responsibility. The OHCS Program Analysis & Enforcement Section (PCS) monitors the projects to ensure the sponsors continue to meet the requirements outlined in the HOME Grant or Loan Agreement.

Physical inspections

OHCS' Program Compliance Section (PCS) conducts an on-site visit a minimum of once a year for projects consisting of more than 25 total units, and once every two years for projects with 1-25 units. Approximately 159 HOME projects were visited during the calendar year 2009. During the on-site visit, the Compliance Officer assigned to the project completed an inspection of the buildings, the grounds, and at least 20% of the units to ensure that the project continues to be maintained in accordance with HUD property standards. If the project consisted of more than one building, Compliance Officers were instructed to make attempts to schedule at least one unit inspection in each building (this is a HUD recommendation rather than requirement).

Most projects visited in 2009 were in good condition. The majority of inspection findings reported by PCS staff related to tenant-caused problems in the units, i.e., tenant items too close to heat sources, tenant damage and housekeeping issues, and minor exterior deferred maintenance. These issues are common in property management, owners/tenants are quick to correct deficiencies, and overall, OHCS HOME projects are maintained and managed as well as, or better than, average open market projects.

Owner physical inspections

OHCS requires that owners certify annually, via the OHCS required form "Owners Annual Certification of Compliance", that HOME assisted and HOME-Like units are in compliance with program regulations. Owners are also required to maintain records demonstrating compliance. OHCS requires that each HOME assisted and HOME-Like unit be inspected annually by the owner or the owner's representative, and that the individual completing the inspection(s) be knowledgeable of the required property standards as set forth in program regulations and OHCS guidance handbooks and memorandums. OHCS has adopted the Uniform Physical Condition Standards (UPCS) as the required HOME standards to be consistent with other funding sources. The owner must make the UPCS inspection records available to OHCS staff upon request. The Compliance Officers review the records during on-site visits.

Lead-based paint

Projects originally constructed prior to 1978 (Pre-1978 projects) may be subject to requirements for assessment, evaluation, and/or mitigation of lead-based paint, per federal regulations as codified in 24

CFR Part 35. Compliance Officers will verify, through examination of project documents, if ongoing monitoring for lead-based paint is required for Pre-1978 projects, and implement and/or advise project owners of monitoring requirements.

Tenant eligibility/file audits

PCS, at a minimum, will audit 20% of tenant files at each scheduled site visit, for tenants occupying HOME-assisted and HOME-Like units. File audit standards used by PCS are codified at 24 CFR Part 5. Guidance provided for the implementation of the standards in Part 5 are outlined in HUD Handbook 4350.3 REV-1. Owners are required by OHCS to establish initial and ongoing tenant eligibility using the guidance found in Handbook 4350.3 REV-1, in combination with HUD's published annual income limits. In addition, the OHCS "HOME Compliance Manual" 2006 edition, lists recommended and required forms for use in the income eligibility process. PCS file audits for 2009 revealed few instances of ineligible households occupying HOME units. The majority of file findings reported by OHCS staff were related to poor file management and incomplete documentation. Common findings included failure to follow up on income and/or assets, incorrect income and asset calculations, late signature dates, missing HOME Tenant Income Certifications, failure to follow up on child support income, late annual certifications and non-existent or inadequate waiting list management.

Management activities/rental and lease requirements

PCS spends a considerable amount of time answering HOME compliance questions regarding the disposition of HOME units and rents when tenant incomes change. PCS has provided extensive informal training and guidance to owners and agents in the year 2009 regarding the treatment of HOME units when tenant incomes change over the course of time. Subsidy layering issues are frequently the reason for questions. PCS monitors to ensure, that if HOME restrictions trump in a layered subsidy project, that owners and agents implement these required restrictions.

PCS requires prior approval for all changes in management, during the period of affordability. PCS reviews and approves initially all new Management Agreements and attachments (i.e., leases, house rules, tenant selection criteria, etc.) to ensure HOME Program compliance. After approval, all subsequent modifications to documents and procedures by ownership/management are examined by PCS to ensure compliance.

ESG

OHCS conducts an on-site monitoring of all subgrantees and selected service providers to ensure that they are in compliance with ESG program rules and regulations.

We require subgrantees and its service providers to submit an Annual Provider Report to show the accomplishments and the number and type of clients served by each ESG project. The annual report conforms with the ESG Beneficiary Report developed for IDIS.

Other

1. Activities or strategies falling behind schedule:

While performance factors on individual projects may vary, Oregon's overall activities and strategies are remaining on schedule. The great majority of Oregon's open HOME projects are not utilizing tax credits, and have not suffered from changes in market conditions over the past two years.

2. Timely grant disbursements:

On an individual project basis, HOME fund requests can be made only for reimbursements. Thus when Oregon receives HOME funds, they are disbursed within one or two work days.

For the overall HOME program, HUD's 12/31/2009 Snapshot report shows Oregon 3rd in the nation for timely HOME disbursements.

3. Actual expenditures versus LOCCS disbursements.

Oregon fund requests for projects and programs are for exact amounts only, processed through IDIS, and always match.

Self Analysis

2009 was a significant year in the implementation of affordable housing and community development programs to benefit Oregon low- and moderate-income households. The Oregon Housing and Community Services is the lead agency in the evaluation and implementation of HUD's four consolidated formula programs but relies on the skill and talent of staff at DHS and OBDD for their expertise with the HOPWA and CDBG programs. The objectives and the investment of resources are established in both the Strategic/Action Plans for the State. Oregon has continued to evaluate/refine its efforts in respect to program implementation.

The State continued to implement the Consolidated Funding Cycle Program which makes HOME, Housing Development Grant Program (Trust Fund), HELP Program, the Low Income Housing Tax Credit Program (LIHTC), Low Income Weatherization, Alcohol and Drug Free Grant Program, and the Oregon Affordable Housing Tax Credit Program (OAHTC) funding available to for profit and non-profit housing developer through a single application for provision of affordable housing with assists with the implementation of comprehensive community strategies. In addition, Oregon continues to implement widely successful programs using HUD funds, including the CDBG, the Emergency Shelter Grant, HOME Tenant Based Rental Assistance, and HOME Community Housing Development (CHDO) programs.

Oregon has also afforded opportunities for the sharing of experiences and expertise regarding affordable housing issues. The Continuum of Care Plan maximizes the broad spectrum of services available to those with the presence of a disability, especially the homeless. In terms of production improvements, the State has sought to increase the capacity and responsiveness of housing assistance providers, including local nonprofit organizations.

Thus, the State's efforts in 2009 continued to address its priorities and objectives related to affordable housing and community development issues and the administration of related HUD-funded programs. As a result, the State of Oregon concludes that significant progress has been made to address the priorities and objectives outlined in its Consolidated Plan.

In general, our evaluation is that the State is making significant progress in meeting this objective. This conclusion is based on the number and type of grants awarded and the numbers of Persons benefiting from these projects as outlined in the various parts of this CAPER.