

City of Gresham 2024-25 CAPER- Draft

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Gresham (City) received \$967,772 in Community Development Block Grant (CDBG) 2024 EN and \$594,206.45 in carryover and \$50,000 in program income for a total of \$1,611,978.50. The City was allocated \$516,576 in HOME funds and \$1,802,316.08 in carryover funds for a total of \$2,319,316.08 in HOME funds. The City was also allocated HOME-ARP funds in 2022-23, which totaled \$2,238,403. In 2022-23, \$845,731.51 of the HOME-ARP funds were spent down and \$151,092 was committed to the Portland Housing Bureau to use as administration for their role in administering the HOME-ARP funds for the Portland Consortium. In 2023-24, HOME-ARP spending totaled \$994,165.04 and in 2024-25, \$241,814.45 in HOME-ARP funds were spent down. Remaining HOME-ARP funds totaling \$5,600 will roll into 2025-26 and are expected to be spent in the first quarter of the program year. The Portland Housing Bureau (PHB) submits all HOME and HOME-ARP information for the CAPER, but the City will share accomplishments throughout the CAPER.

GOAL 1: Increase and Preserve Affordable Housing Choice— The City funded Adapt-A-Home, which provided accessibility improvements to 21 households, and Mend-A-Home, which provided emergency home repairs to 25 homeowners. The City also funded DIY Weatherization Workshops, which exceeded its annual goal by providing weatherization kits and installation demonstrations to 101 low-income households. Overall, the City spent \$256,675.08 in CDBG funding on these programs and assisted 147 households, or 111% of the annual goal. The City also funded 2 homebuyer programs using HOME funds, the City's internal WELCOME HOME program and a program through the community land trust Proud Ground. A total of \$720,000 in down payment assistance and \$21,600 in activity delivery costs was spent to provide assistance to 8 households through the City's program and 4 households through the Proud Ground program.

GOAL 2: Reduce & Prevent Homelessness— The City funded projects under this goal using CDBG and HOME funds as well as remaining HOME-ARP carryover. The Willow Tree program, which provides stabilization services and case management to alleviate homelessness, was funded with CDBG and provided supportive services for 41 households. Tenant Based Rent Assistance (TBRA), which was funded with CDBG and HOME funds, provided 1-6 months of rent assistance (with extensions up to 12 months as needed) and housing services to prevent homelessness and served 41 households. These two programs spent \$114,431 in CDBG funds, \$321,003.40 in HOME funds (TBRA only) and achieved 108% of CDBG

Action Plan goals.

Additionally, Willow Tree was funded using HOME-ARP for short and medium term rent assistance and supportive services serving HOME-ARP qualifying populations, which served 20 households and expended \$98,754.83 in funding. With remaining HOME-ARP, the City also funded Living Solutions and The Journey, two job training and educational services programs that target unhoused individuals and those at greatest risk of housing instability. These job training programs spent a combined \$119,957.99 and served 57 individuals.

GOAL 3: Livability & Economic Opportunities- The City used CDBG funds to provide additional job training through Living Solutions under this goal. The program spent \$223,371.36 in CDBG funds and assisted 114 Gresham residents, exceeding their goal of assisting 68 individuals. Two youth services programs were also funded under this goal to provide tutoring, mentoring and an after-school program for low-income Gresham youth. These programs spent \$67,216.17 and assisted 433 children, or 117% of their combined goal of 400. MESO was funded under this goal to provide microenterprise assistance to low-income Gresham small businesses with 5 or fewer employees. MESO spent down \$61,581.05 assisted 31 businesses, falling short of their goal of serving 44 businesses.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	289	231.20%	85	101	118.82%

Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Rental units rehabilitated	Household Housing Unit	50	54	108.00%	12	8	66.67%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	130	135	103.85%	36	38	105.56%
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Increase & preserve affordable housing choice	Affordable Housing Public Housing Homeless	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		44200	0	0.00%
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	15000	0	0.00%			

Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1875	2032	108.37%	438	547	124.89%
Infrastructure, facilities & economic opportunity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	100	125	125.00%	44	31	70.45%
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	90	22.50%	33	42	127.27%
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	80	40.00%	45	48	106.67%
Reduce homelessness & increase stability	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

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

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

Demand for public services funding usually exceeds the City's capacity to fund such projects each year while remaining under the 15% cap. As low-income households get displaced from Portland, many are pushed to Gresham and East Multnomah County due to the relative affordability and lower housing costs. Participants in the City's annual Community Needs Hearings and Surveys stress the need for critical services in

Gresham to meet the needs of the growing community, especially job training and youth services. As a result, the City tends to spend the maximum allowable under the public services cap each year to fund several public services projects under all three goals and must turn away public services applicants for funding and reduce application asks to stay within the cap. Additionally, the City funded East County Solutions, a Community Based Development Organization (CBDO), for job training, which is a public service, but does not hit the cap if it is administered by a CBDO. Combined across all three goals, public services activities assisted 690 people in the 2024 PY with regular entitlement included in the 2024 Annual Action Plan. Accomplishments for HOME-ARP funded programs that would be considered public services if funded with CDBG are discussed more in the paragraph below. Some of our subrecipients fell short of their annual goals, but most met or exceeded goals. Overall we are on track to meet our public services goals for the Con Plan. Many service providers have noted there is an increased need for services while many temporary funding sources have been exhausted and regular entitlement funding levels have remained stagnant or seen slight decreases. With the increase in costs year over year, subrecipients can assist fewer and fewer clients with the same amount of funding.

Adjustments to Table 1: Accomplishments under the TBRA/Rapid Rehousing GOI did not automatically pull into the table. 48 households were served under the City's TBRA program, which is funded in part using CDBG funds for activity delivery costs, so these accomplishments were added manually into the GOI for both annual and cumulative Con Plan goals.

Housing and Homelessness

Increasing rents and houselessness are consistently a high priority concern identified by Gresham stakeholders. HOME-ARP funds, which are to be used to assist unhoused individuals and those at the greatest risk of housing instability, were used in 2022-23 and 2023-24 to fund two-year contracts for three programs that address this priority. All three programs also rolled remaining HOME-ARP funds into 2024-25 to continue to provide services. The City of Gresham provided HOME-ARP funding to Our Just Future (formerly Human Solutions, Inc.) for the Willow Tree program, which provided rent assistance and wraparound services to stabilize households. In 2022-23, this activity served 48 households, in 2023-24, this activity served 41 households, and in 2024-25 this activity served 20 households, with a total of 78 unique households served across all three years. Some households were assisted across two program years. The Willow Tree program spent a total of \$1,202,552.17 across the initial two year contract and extended the contract into 2024-25 to spend the remaining \$98,754.83 allocated to the program. Additionally, HOME-ARP funds were used to fund two other supportive services programs that focus on job training and placement to help qualifying populations become self sufficient and obtain long term employment. The Journey, a program run by My Father's House, operated a thrift store in downtown Gresham where they provided hands on job training to their clients. The program allowed for participants, some of whom have never been employed, to learn job skills in a safe space where mistakes wouldn't cost them their employment. The program assisted 3 clients in 2022-23, 6 clients in 2023-24, and 1 client in 2024-25 for a total of 10 clients served. The Journey fell short of their project

goals partially because the program had to adapt and change course in early 2022-23, so it did not begin until mid-year. The original project proposal anticipated the completion of the subrecipient's new facility, which would include a classroom for job training. The program shifted to operating a small thrift store when the facility was not able to break ground, but the thrift store could not accommodate as many participants as the classroom setting. The Journey spent \$194,394.49 in HOME-ARP funds through August 2024, when the program closed their downtown Gresham store and the project concluded. The second job training program funded was Living Solutions by East County Solutions. This program was also funded with CDBG, but clients meeting the definition of a qualifying population were served with HOME-ARP funds. East County Solutions provides job training, educational services, and job search and placement assistance to help clients attain living wage employment. This program assisted 52 individuals in 2022-23, 99 individuals in 2023-24, and 56 individuals in 2024-25, exceeding the original 2-year goal of 100 clients served. Through both years, the program spent down \$392,468.13 in HOME-ARP funding and will roll the remaining \$5,600 in funds allocated to the project into the first quarter of 2025-26 to continue serving clients. The City anticipates that all HOME-ARP funds will be spent down by the end of the first quarter of 2025-26.

Infrastructure Needs

Stakeholders have also stressed a need for infrastructure improvements such as parks and sidewalk and transportation improvements. In 2020-21, the City began a CDBG funded parks project, and funds were added to this project in 2022-23 and 2023-24. A combination park and transportation project was identified for this funding in 2023-24. Additionally, in 2022-23, the City funded a streetlight infill project. These projects have been delayed due to staff capacity, Environmental Review requirements and the need to update the City's bid documents for CDBG funded projects to reflect new Federal laws and requirements. Both projects are anticipated to break ground in 2025-26.

GOAL 1: Increase and Preserve Affordable Housing Choice:

The City has exceeded all Goal Outcome Indicator (GOI) targets under this Con Plan goal as of the end of the 2024-25 program year. Under the Public Services (other than LMH) GOI, the City aimed to serve at least 125 individuals with the DIY Weatherization Workshops program. Over the last four years this program has served 289 individuals, or 231% of the Con Plan goal. The expected Con Plan accomplishments for the Rental Units Rehabbed GOI was 50 households and through the Adapt-A-Home program, 54 households have been served to date, or 108% of the Con Plan goal. Additionally, the City planned to serve at least 130 households under the Homeowner Housing Rehabilitated GOI and has served 135 households with the Adapt-A-Home and Mend-A-Home programs, which is 103% of the Con Plan goal. All three programs under this goal nearly met or exceeded their goals. Goals for the homeowner and rental units rehabbed can be difficult to estimate because Adapt-A-Home serves both renters and homeowners, but we don't know how the total served will be split between those two populations when goals are being set at

the beginning of the Con Plan or Action Plan.

GOAL 2: Reduce Homelessness- Increase Stability:

Con Plan accomplishments under this goal show the City is behind on progress. This is largely due to the fact that the City funded 2022-23 and 2023-24 projects under this goal using HOME-ARP funds, so no progress is shown in the tables for those two years because it only reflects CDBG accomplishments. The CDBG accomplishments shown include 2021-22 and 2024-25 progress, 22.5% of the Con Plan goal for public services and 40% for TBRA. The City is unlikely to meet the CDBG Con Plan goals under Goal 2 because projects addressing this goal used HOME-ARP funds for two full years of the Con Plan. If the same projects were funded with CDBG instead of HOME-ARP, the achievement data would show 189 households served with TBRA, or 94.5% of the Con Plan goal and 307 individuals served under public services, or 76.7% of the Con Plan goal.

GOAL 3: Infrastructure, Facilities, Economic Opportunities:

The City made significant progress towards the Con Plan goal for public services under goal 3 and exceeded expected accomplishments for 2 of the 3 GOIs under this goal. While some public services projects fell short of their annual goals, the City is on track to achieve the overall Con Plan goal. Overall public services projects have served 2,032 people under this goal since 2021-22, or 108.3% of the Con Plan goal. The City also funded a microenterprise assistance program, which fell short of annual goals, but has exceeded the Con Plan goal with 125 businesses served over the Con Plan to date, or 125% of the Con Plan goal. The City did not make progress toward infrastructure goals because the planned infrastructure projects included in the 2024-25 Annual Action Plan were delayed due to environmental review requirements, staff capacity and the need to update bid documents due to updated Federal laws and requirements. These projects are expected to break ground in 2025-26 and the City expects to exceed the Con Plan goal for infrastructure project by the end of the Con Plan.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	320
Black or African American	89
Asian	34
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	19
Total	469
Hispanic	166
Not Hispanic	303

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

Narrative

According to 2023 U.S. Census estimates, Gresham's racial/ethnic composition is 59.6% White, 21.6% Latino/Hispanic, 6.8% Asian, 4.8% African American, .3% Native American, and 7.3% "Other" or Two or More Races. The clients served under HUD funded programs are reflective of these populations and service providers work to meet varying needs of Gresham residents from a variety of backgrounds.

The table above only includes CDBG funded activities that serve *individuals or businesses* in the 2024-25 program year in the race categories listed. Activities that serve households do not populate in the table and all ethnicity categories that include multiple ethnicities do not have a space to populate in the table, resulting in a smaller number served displaying.

The attached table includes all racial and ethnic categories by funding source and includes accomplishments for activities serving households.

Served by Ethnicity	Individuals		Businesses		Households	
	Total	Latino/Hispanic	Total	Latino/Hispanic	Total	Latino/Hispanic
White	317	154	3	0	48	3
Black/African American	77	7	12	0	15	0
Asian	31	1	0	0	1	0
American Indian/Alaska Native	9	1	1	0	1	0
Native Hawaiian/Other Pacific Islander	18	3	1	0	2	0
Asian & White	9	4	0	0	2	0
Black/African American & White	2	0	0	0	5	2
American Indian/Alaska Native & White	29	5	0	0	0	0
American Indian/Alaska Native & Black	1	1	0	0	0	0
Other Multi-Racial	197	159	14	13	14	12
TOTAL	690	335	31	13	88	17

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,611,978	916,829

Table 3 - Resources Made Available

Narrative

Gresham receives an annual CDBG entitlement directly from HUD and a HOME entitlement through the Consortium. Table 3 identifies the HUD CDBG funds available for projects in 2023. The 2023 program year (PY) funding consisted of \$967,772 in 2024 EN and \$594,206.45 in carryover and \$50,000 in program income for a total of \$1,611,978.45. CDBG funds. This amount differs from what was entered into the 2024 Action Plan because the City had more carryover than anticipated when the Action Plan was created and we received unexpected program income during the fiscal year. The City expended \$916,828.66 of the entitlement and carryover funds on new 2024 projects. The table above rounds these figures to the nearest whole number. The remaining funds will be carryover, which will be used to fund other projects in the 2025 program year.

The City had \$516,576 in HOME EN funds and \$1,802,316.08 in carryover funds for a total of \$2,319,316.08 in HOME funds. The City conditionally funded a HOME development project with \$800,000 of this funding and the project is currently working to meet the HOME funding conditions. The Environmental Assessment for this project will be finalized in Summer 2025. Carryover from the homebuyer assistance programs the City funds has contributed to the large amount of carryover in the past few years. During the pandemic, housing prices increased, and the number of houses on the market went down, so both homebuyer programs have struggled to find suitable homes for buyers below the HOME maximum purchase price. In response, the City increased the amount of assistance provided by our internal program from \$20,000 to \$40,000 in 2022-23, which has proven to increase the number of loans the City has been able to provide with our internal loan program over the past two years.

The City of Gresham has promoted homeownership through various programs over the last several decades. The City's internal Shared Appreciation Mortgage (SAM) program offers zero interest loans with a share of appreciation returned to the City. The City also funds the community land trust Proud Ground to provide homebuyer assistance and has participated in the Neighborhood Stabilization Program (NSP). SAMs and NSP loans are payable upon transfer of the home and Proud Ground funds stay in the home to create a permanently affordable unit. Currently the City has 9 active CDBG funded SAMs totaling \$394,100, 5 active NSP loans totaling \$110,000, 111 HOME funded SAMs totaling \$2,985,302.83 and 12 Proud Ground homes with a total of \$1,032,500 in HOME assistance.

The City also funds emergency home repair loans through Unlimited Choices, Mend-A-Home Loan program. These loans are forgivable if the homeowner remains in the home for 5 years after the

loan. There are 17 Mend-a-Home loans totaling \$74,122.56 which are payable upon transfer of the title of the home, but many are eligible for forgiveness.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City has no geographic targets in the Consolidated Plan, however, much of the funding goes to non-profit partners in or serving the Rockwood area. Rockwood has the highest concentration of urban poverty between Seattle and Los Angeles.

The City of Gresham regularly plans public infrastructure improvements on publicly owned land. Whenever opportunities arise publicly owned land and property will be included to the extent practicable.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Gresham alone, and as part of the HOME Consortium with the City of Portland and Multnomah County, makes every effort to leverage HUD grant funds with other public and private investments. Housing development and rehabilitation activities are highly leveraged because public funds are used as “last in” gap financing, which requires that more substantial investments are in place. In the 2024-25 fiscal year, Gresham nearly doubled the amount of funding going into CDBG and HOME funded programs with leveraged funding from other sources – other federal, state/local, private and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds. The City also leveraged ARPA funds to provide administrative costs for subrecipients carrying out CDBG and HOME funded programs and allocated additional ARPA funds for grants for local service providers. ARPA funds were exhausted in 2024-25 and no additional ARPA funding will be allocated to CDBG or HOME funded projects going forward.

In the months and years ahead, communitywide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunities and resources to support housing stability and reduction in homelessness.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	45	42
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	45
Number of households supported through Acquisition of Existing Units	0	0
Total	45	87

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

According to HUD Exchange CR-20 is to be completed by PHB as Lead for the Consortium. However, as the City funds rent assistance with HOME-ARP and HOME, we have set internal goals for these programs. The City, through its HOME-ARP subrecipient Our Just Future, helped 20 households that were houseless or at risk of houselessness obtain or maintain housing and through their HOME funded TBRA program, they assisted another 42 households. Additionally, the City funds two housing rehab

projects, Adapt-A-Home and Mend-A-Home. 45 of the units rehabbed under these programs meet the HOME definition of affordable housing and have been reflected in the table above.

Discuss how these outcomes will impact future annual action plans.

Many of the City's annual goals for housing projects were met or nearly met in 2024-25, however several projects could not meet goals due in part to high inflation, stagnated funding levels and diminished staff capacity. Subrecipients have continued to see an increased need for longer term assistance in the wake of 2020, which meant fewer households could be served.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	69	0
Low-income	14	0
Moderate-income	5	0
Total	88	0

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Waiting for info from Portland.

The City of Gresham operates its own Homeless Services program using City staff, funded by HSD. Funding covers homeless services staff members who provide hands on outreach in the Gresham community, rent assistance for households exiting unsheltered homelessness and some direct client assistance to cover unsheltered households' basic needs. Over 600 instances of case management were performed by program staff in 2024-25. Services provided included 283 connections to shelter or housing services, 121 referrals to services needed to overcome barriers to housing, 227 instances of transportation assistance, 23 individuals provided with identification assistance and 42 connections to employment. Additionally, in FY 2024-25, Gresham homeless services team provided rent assistance to permanently house a total of 88 households, comprised of 156 adults and children. The availability of rental assistance funds has made transitions for unsheltered clients into permanent housing an efficient process. The incentive of rent assistance is motivating for the clients the program serves – staff first work closely with clients to overcome their barriers, connect them to sustainable employment and then work on their application for permanent housing with 3-6 months of rent assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

Waiting for info from Portland.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Waiting for info from Portland.

In 2022-23, the City of Gresham added a Housing Resources Coordinator position to assist residents with housing related concerns. With multiple services providers, programs, funding sources and qualification requirements, navigating the resources available can be difficult and confusing, especially for residents in crisis who are at risk of losing their housing. The Housing Services Coordinator acts as a primary point of contact for residents in need of housing assistance so that callers can get information and referrals to

a variety of programs. Since 2022, the Housing Resources Coordinator has fielded 2,400 calls from community members seeking a wide range of assistance including rent assistance, housing, how to apply for Section 8, senior housing, tenant complaints, legal assistance, mold, landlord inquiries, down payment assistance and more. While this position does not directly place individuals in housing, referrals often result in households receiving assistance that helps them remain housed. Since June 2022, the Housing Resources Coordinator has made 137 referrals to energy assistance, 88 referrals to rent assistance and eviction prevention with Our Just Future, and 309 referrals to eviction prevention through Bienestar. Beginning in August 2024, the coordinator also began referring to Cultivate Initiatives for deposit assistance and eviction prevention and has referred 30 individuals to their program to date.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Waiting for info from Portland.

Gresham Services

The City of Gresham uses CDBG funding to support the housing stabilization needs of youth and families through the Willow Tree program, and used a portion of the one-time allocation of HOME-ARP funds to expand Willow Tree services in 2022-23 through 2024-25. In 2024-25, 20 families who were formerly homeless or at-risk received rent assistance with supportive services through Willow Tree's HOME-ARP program and 42 households were served under Willow Tree's CDBG public services program. Willow Tree offers services to extremely low-income Gresham homeless family members that face significant barriers to permanent housing and those at imminent risk of homelessness.

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

Actions taken to address the needs of public housing

Waiting for info from Home Forward.

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

Actions taken to provide assistance to troubled PHAs

Home Forward is not considered a troubled PHA and is a high performing PHA.

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Lack of affordable housing supply in the region is the primary barrier to affordable housing, particularly for low-income residents. In 2016, Home Forward commissioned a market rent study which resulted in a significant increase in the local HUD Fair Market Rents. These kinds of strategies will continue to be pursued to ensure access for low-income households into high opportunity areas.

The City's Rental Inspection Program has been in place since 2007 and has been a model for other jurisdictions. A modest licensing fee has allowed the City to work with landlords to improve properties over the years. The program results in periodic inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. The inspection program is a practical approach to raised expectations for both landlords and tenants. In 2024-25, Rental Housing staff conducted 90 complaint-based inspections and 2,592 mandatory inspections for a total of 2,682 inspections. Through this program, City codes also require that landlords present tenants with an informational handout titled, "Rights & Responsibilities of Landlords & Tenants" upon execution or renewal of a lease. The intent of the form is to increase both tenant and landlord knowledge of their respective responsibilities and rights. The form also includes a list of local resources. Additionally, City code assesses a fine upon property owners if a court determines they have retaliated against a tenant. In October 2024, Gresham's Rental Housing Program won an Award for Excellence from the League of Oregon Cities.

In 2019 the Oregon State legislature passed House Bill 2001 and House Bill 2003, both aimed at helping local communities meet the diverse housing needs of Oregonians. House Bill 2001 expands the ability of property owners to build more affordable housing types in all residential zones. These types of homes already exist in most cities but have been prohibited in many neighborhoods due to zoning requirements. Under this new rule larger Oregon cities and cities in the Portland Metro region must allow duplexes, triplexes, quadplexes, cottage clusters and townhouses in residential areas. This requirement became effective June 30, 2022. Gresham adopted code changes to ensure compliance with these state requirements. The changes aim to create more opportunities for renters and homeowners at different income levels and increase the variety of housing available in Gresham.

Housing Production Strategy

House Bill 2003 requires all Oregon cities with a population over 10,000 people to study the housing needs of their residents and develop and implement strategies to encourage housing production to meet the community's needs. In accordance with this rule, the City of Gresham completed the 2021-

2041 Housing Capacity Analysis, which determined the City will need over 6,000 additional housing units over the next 20 years. The results of this report were used to develop the 2023-2029 Housing Production Strategy (HPS), which was adopted by Gresham City Council in June 2023. The HPS is a six-year plan that outlines initiatives and actions the City will take to achieve equitable housing outcomes for all residents of Gresham. Actions planned over the next six years include:

Exploring the use of grant funds and loans and partnerships to acquire, develop and/or rehab housing with longer term affordability periods.

Looking into land banking, parcel assembly and public land disposition efforts.

Improving City requirements and processes to reduce zoning barriers and streamline permitting processes for housing.

Investment in affordable home ownership models.

Implementing a rent assistance pilot program with the City's existing Homeless Services staff.

To further Gresham City Council's objective of quality housing for all, the City funds Unlimited Choices for rehabilitation of units to provide permanent accessibility for persons with disability and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income homebuyers in the form of down payment assistance. A report on progress toward HPS goals is due to the State every 3 years of the plan. Gresham's first report to the state will be created and submitted in 2026.

Metro Housing Bond

In 2018 metro-area voters passed the Regional Affordable Housing Bond, which provides funding for the development of affordable housing. Gresham has committed nearly all of the City's allocated funds. In the City's first RFP in 2020, \$16.5 million in funds was committed to develop Wynne Watts Commons and Rockwood Village. These projects, which were completed in 2022, yielded a total of 194 affordable units. In the City's second RFP, released in 2023, \$10.6 million was committed across four projects, which are currently in various stages of development. Terracina Vista is a 91-unit affordable rental project, near 165th & Burnside, which closed in December 2023, is currently under construction, and will complete summer 2025. Oak Row at Rockwood is an 11-unit affordable ownership project, near 181st and Stark, which closed in December 2024, is currently under construction, and will complete fall 2025. Myrtlewood Way is a 20-unit affordable ownership project near 176th and Glisan, which has received final approval from Metro and closed April 2025. Civic Drive Family Housing is a 59-unit affordable rental project, near Gresham City Hall, which received concept endorsement from Metro, and is applying for state funding. Civic will likely have an additional unit for a total of 60 units when it applies for final approval. At this time, these projects create 375 units of affordable housing, including 77 30% units and 216 family sized units. The bond is coming to an end, however Metro is currently exploring

possible new funding proposals for voters' consideration.

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

Gresham is seeing an increase in low income residents as a result of households moving to find more affordable housing, including that affordable to working families. The City funds projects to assist families achieve self-sufficiency and increase earning capacities such as rent assistance, projects that provide supportive services to stabilize households, and job training and placement. Projects included in the Annual Action Plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Gresham continues a strong monitoring practice to maximize the efficacy of funded efforts.

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. The City seeks to partner with subrecipients that offer the best outcomes per dollar spent and subrecipients whose projects help pull residents out of poverty permanently. Subrecipients' historical performance in achieving annual goals was used to select applicants for funding with the best track records of success using grant funds. The City, in partnership with Multnomah County, conducted an in person community needs meeting in November 2024 and maintains an online survey comment card that is open year-round for stakeholder input. Summaries of the comments received at the needs hearing and survey responses are compiled and reviewed by City Staff and members of the Community Development and Housing Subcommittee prior to making funding recommendations for the Annual Action Plan. Input from community members is used to help the City prioritize funding to meet the needs of the community.

Through a grant from Multnomah County's HSD, the City maintains a Homeless Services team that works with homeless individuals and families to help them overcome issues preventing them from being housed. This might include obtaining a driver's license, Social Security/disability, bus passes, etc. Staff also work to assist homeless individuals find housing and treatment options. Additionally, the City has added a Housing Services Coordinator position to act as a point of contact for residents in search of housing related services. While this position does not place residents in housing, they do connect callers with appropriate resources and can often make referrals to programs providing various forms of assistance, helping community members access critical resources they may not have otherwise been aware of.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Gresham implements its CDBG and HOME programs in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Gresham provides in excess of \$5,000 in rehabilitation assistance. Notification and visual inspection requirements will be followed for Gresham's HOME funded homeownership programs. The City of

Gresham provides brochures about safe lead practices as part of the homebuyer assistance efforts. Buyers and sellers are also required to sign certifications. Inspectors employed in the Rental Inspection Program are trained and certified in safe practices. In addition, Gresham provides Lead Based Paint Hazards brochures in their Permit Center. The City will look for opportunities, in the future, to increase the capacity to reduce lead-paint hazards.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors by building their capacity through education and safe work practices. The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing \$17 million dollars in lead hazard reductions assistant to over 1,800 low-income households (protecting over 3,000 children from lead poisoning) since 1998.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Coordination of homelessness prevention and emergency services including the CoC planning and implementation is coordinated through the CoC Board. The City of Portland, City of Gresham, and Multnomah County are all involved in the work of the CoC planning group, which fulfills planning and policy development in addressing homelessness.

The City of Gresham usually budgets to allocate the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. In 2022-23 and 2023-24, with the one-time allocation of HOME-ARP funds, some public services programs were shifted to HOME-ARP to allow for temporary expansion of the programs. The City provided funding to the Willow Tree program, which administers rent assistance and critical supportive services to ensure that participants have pathways to achieving self-sufficiency while living in affordable housing. These HOME-ARP funded programs continued to serve clients through 2024-25.

The City of Gresham has supported a number of projects over the years, and in the current year, to reduce the level of poverty and increase the capacity of families to earn living wages recognizing employment is a key factor in reducing poverty. Workforce development and training efforts were supported through the Living Solutions and The Journey programs which assist low-income persons to gain job skills and then places those individuals in career-path jobs. Living Solutions also offers services tailored to the needs of Gresham's community.

The City sponsors the Garage to Storefront program to encourage small businesses by offering waivers for business license fees and permit fees for remodeling and facade improvements for vacant and some occupied business spaces in target areas. Target areas include Central Rockwood, the Civic Neighborhood and Downtown Gresham. In 2024 this program was accessed by 10 small businesses, saving them a total of \$21,280.40 in permit and miscellaneous fees. The Garage to Storefront program has been renewed through 2025. The City's Small Business Center also assisted 64 minority, women, and veteran owners get their business license in 2024. Additionally, in 2024-25, the Gresham Redevelopment Commission provided 5 grants to help support small businesses within the Rockwood

Market Hall through their incubator grant program. The total amount of grant funding was \$67,900.

May 2020, Metro voters passed ballot measure 26-210, the Supportive Housing Services Measure, which is projected to generate as much as \$248 million a year across the region. Funds are being used to expand existing programs and support new services, with the goal of ending chronic homelessness in the region. Metro began disbursing funds in Summer 2021. Each of the three counties within Metro's jurisdiction submits an annual work plan on April 1 of each year, which describes the annual accomplishment goals for Supportive Housing Services funds for the following fiscal year. Ten year regionwide goals include stabilizing 10,000 households experiencing or at-risk of homelessness in permanent housing and connecting 5,000 chronically homeless households with supportive housing.

Redevelopment Commission

Through its Redevelopment Commission, Gresham has made significant investment in the Rockwood-West Gresham Urban Renewal area. Due to the rapidly growing Portland metro area, low to middle income individuals and families are being displaced into more affordable areas of the region like Rockwood and West Gresham. The escalating prices of land, homes, and commercial retail space is pricing out legacy residents who are long-time renters or leasers of homes and family-owned businesses. The Downtown Rockwood project is building on significant community assets to transform a severely under-resourced neighborhood into a community-sustained economic engine that works to break the generational cycle of poverty and build community prosperity. The Downtown Rockwood Development project is a 5.8-acre site located in the heart of the Rockwood neighborhood. It now houses the Lumen Business Center, a Class-A office building that houses services and local businesses including Wallace Medical Concern, Worksource Oregon, a childcare center, the Mt. Hood Community College Small Business Development Center and more. The site also houses a community plaza and the Rockwood Market Hall, which features local food options from a variety of micro-restaurants as well as small retail spaces. Several of the Gresham small businesses supported by the CDBG-funded micro enterprise assistance program have moved into the Rockwood Market Hall. The AVIVA Apartments opened on the same site in November 2024. The project features 108 new housing units, 22 of which were reserved for and have been filled by individuals/families earning 80% or below MFI. WIC will also be moving into commercial space on the bottom floor of the AVIVA Apartments building later in 2025. Gresham is presently working to redevelop a site adjacent to the Downtown Rockwood development to further activate the neighborhood and increase services to vulnerable community members.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City is a partner in the Comprehensive Economic Development Strategy (CEDS) and supports links between industry and education (at the K-12 and higher education levels), supports diversity in the workplace and in industry, and supports activities raising the skills and employability of underrepresented and disadvantaged populations. The Economic Development Traded Sector Jobs Strategy defines the City's vision for targeted job growth and development which relies on existing industry sectors: manufacturing, advanced electronics, specialized machinery and equipment, and

professional services. An integral component is supporting and building a pipeline for a trained workforce. Part of this development incorporates close collaboration and coordination with partners including WorkSource Oregon, WorkSystems, Inc. (WSI) and Mt. Hood Community College which currently offers an industry-supported curriculum in mechatronics (the interface between machines and software).

The City of Gresham participates in the Greater Portland Economic Development District, staffed by Greater Portland Inc (GPI) as part of a multi-county and two-state region. GPI completed an update of the Comprehensive Economic Development Strategy (CEDS) document in July 2021 which focuses on three goals for 2022-2027. The first is to foster upward economic mobility through providing comprehensive and coordinated skills development starting with childcare through higher ed, including vocational, post-secondary and lifelong learning. This goal will also be supported through expanding economic opportunities for all individuals with a focus on BIPOC and underrepresented communities. The second goal of the strategy is to support a competitive economy through the development of an entrepreneurial ecosystem that supports robust local small businesses and scales traded sector industry. It also focuses on investment in innovations that will strengthen and grow the Portland region traded sector industry clusters and enhancement of the Portland regional identity and brand for talent, capital and business. The third and final goal of the strategy is to build a resilient region by constructing resilient regional infrastructure and strategically investing in public policies that align with economic development priorities. Actions associated with this goal include addressing the supply of affordable housing and providing homeless services. The City of Gresham will work to align local recovery policies and efforts with the wider regional goals and objectives adopted in the CEDS.

Transportation

The Transportation System Plan (TSP) is a blueprint for biking, walking, driving and transit through 2035. Goals for the plan include providing healthy and active transportation options, maintaining a safe and efficient transportation system, encouraging economic development, creating a well-connected, multi-modal system and reducing greenhouse gas emissions. An update to the TSP is currently underway. The update includes policies related to nondiscrimination, climate change and micro-mobility and will extend the plan through 2045. Public outreach for the update began in Summer 2024 and a draft of the update was made available for review and comments in Spring 2025. Staff are currently reviewing comments before the TSP update is finalized. The City's Capital Improvement Program (CIP) is a 5-year forecasted estimate that identifies major projects requiring the expenditure of public funds over and above routine annual operating expenses. The 2024-25 to 2028-29 CIP was adopted in June 2024 and includes over \$426 million in projects including wastewater, water, transportation, footpaths, parks, general development, stormwater and urban renewal. The City has worked with regional partners to improve the transportation system, notably the bus-rapid-transit system (BRT) along Powell and Division and to the employment campuses in northeast Gresham, including Mt. Hood Community College. The BRT project laid the foundation for TriMet FX which offers faster, higher tier, high-capacity bus service on the Division corridor between Gresham and Downtown Portland. Service on this line opened in

September 2022 and provides buses arriving every 12 minutes. Staff is responsible for managing the day to day operations of the CDBG and HOME programs. Key partners in the planning and implementation of activities include members of the Consortium, private nonprofit organizations, multiple City departments and Home Forward the County's PHA. The primary strength of the institutional system for delivering programs of the Consolidated Plan is the cohesiveness of the City of Gresham Departments as well as the collaboration of the community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs.

Enterprise Zones

The Gresham Enterprise Zone Program is a public/private partnership program that provides a 3 to 5 year property tax abatement on new investments in exchange for meeting job creation and other business requirements. These zones are a development tool to encourage industrial development, create higher wage jobs and increase capital investments within each zone. The program has been used by 21 traded sector companies for continuing investments at their Gresham facilities, 6 of which have had multiple applications. Depending on the type of employer, program participants' compensation levels must exceed anywhere from 150 to 200% of the Portland metropolitan area minimum wage. Since its adoption in 2006, the program has resulted in the creation of over 4,500 family wage jobs and over \$1.5 billion in new investment.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Homeless Services Department (HSD) is a partnership between Multnomah County and the City of Portland that was created to oversee the delivery of services to people experiencing homelessness across Multnomah County through housing assistance, shelter, outreach and other services. HSD oversees multiple programs including rent assistance programs and supportive housing services and facilitates the Continuum of Care (CoC). The CoC board is comprised of representatives from local jurisdictions and government agencies as well as local community members and homeless services providers. The board reviews and approves the CoC's application for federal funding, makes decisions about what should be funded locally with federal funds, designates a lead agency for the Homeless Management Information System, and provides planning feedback for the CoC.

As noted previously, the City participates in the Comprehensive Economic Development Strategy (CEDS), as well as in regional transportation planning efforts. Both contain strategies that encompass whole communities and neighborhoods. That includes outreach to residents and businesses. Strategies are cross-cutting recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation. The City will continue to participate in regional strategies. The City of Gresham is a member of the Continuum of Care and will continue to provide input and act on recommendations. Acting alone and with Multnomah County and the City of Portland, Gresham encourages partnerships across public and private sectors.

May 2020, Metro voters passed ballot measure 26-210, the Supportive Housing Services Measure, which is projected to generate as much as \$248 million a year across the region. Funds are being used to expand existing programs and support new services, with the goal of ending chronic homelessness in the region. Metro began disbursing funds in Summer 2021. Each of the three counties within Metro's jurisdiction submits an annual work plan on April 1 of each year, which describes the annual accomplishment goals for Supportive Housing Services funds for the following fiscal year. Ten year regionwide goals include stabilizing 10,000 households experiencing or at-risk of homelessness in permanent housing and connecting 5,000 chronically homeless households with supportive housing.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Gresham actively works to overcome impediments to fair housing choice through its Rental Inspection Program. The City inspects all multifamily units on both a mandatory and complaint basis. The complaint-driven component provides protections for those reporting the violations to the greatest extent possible. Inspections focus on a broad range of habitability standards, and focus is on fire, life and safety issues. The program has proven to improve living conditions for all Gresham residents and has elicited positive feedback. In 2024-25, Rental Housing staff conducted 90 complaint-based inspections and 2,592 mandatory inspections for a total of 2,682 inspections. Since April 2020, the City's Rental Housing program has required landlords to present tenants with an informational handout titled, "Rights & Responsibilities of Landlords & Tenants" upon execution or renewal of a lease. The intent of the form is to increase tenant and landlord knowledge of their respective responsibilities and rights. Gresham's code also includes a provision to assess a fine upon property owners if a court determines they have retaliated against a tenant.

Housing Production

The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support. The City has assessed housing inventory, and community needs through Gresham's Housing Capacity Analysis for 2021-2041 and subsequent Housing Production Strategy to ensure adequate housing development of all types occurs in the years to come so that housing choices are affordable and accessible to Gresham residents. The implementation of the Housing Production Strategy, which was approved by Gresham City Council in June 2023, began in the 2023-24 fiscal year. Gresham staff are taking steps to create a new TIF district, which will encompass the Downtown and Civic neighborhoods. The Urban Design and Planning (UDP) department also received two grants to help with a development code update with a housing development focus. The update aims to reduce the complexity and time for both City staff and developers to help encourage more housing development in Gresham.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Gresham carries out desk monitoring on all subrecipients annually and in-depth monitoring as needed when subrecipients are high risk or have not had a full monitoring for 3 or more years. Desk monitoring includes a review of the subrecipient's invoices and reports, back up documentation and financial reports to ensure costs are eligible and the program is being carried out according to HUD requirements. In-depth monitoring is completed in a hybrid format, with some documentation being submitted electronically and other information being reviewed during an in person visit. Members of the Community Development and Housing Subcommittee (CDHS), who makes funding recommendations for CDBG and HOME funds, were also invited to join in-person monitoring visits. Subrecipients selected for monitoring were identified as higher risk due to staff turnover, inexperience with CDBG or HOME funding and/or issues identified during desk monitoring. Three subrecipients running 4 CDBG and HOME funded programs were monitored in 2024-25, East County Solutions' Living Solutions program, MESO's Micro Enterprise Assistance program and Our Just Future's TBRA and Willow Tree programs. Minor findings and concerns were identified during these visits and have been resolved. Two members of the CDHS joined City staff for the Our Just Future and East County Solutions monitoring visit.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Gresham has prepared the CAPER for the program year from July 1, 2024, through June 30, 2025. The City provided a 21-day comment period commencing August 27, 2025, and concluding September 17, 2025. The CAPER includes attached CDBG reports generated by HUD's Integrated Disbursement and Information System (IDIS). The required comment period for the CAPER is 15 days, but the City opts for a longer comment period whenever possible to encourage comments.

A public notice ran in the Outlook on 8/27/25 and was posted on the City of Gresham's Community Revitalization Website 8/27/25. Copies of the CAPER are also made available in person at City Hall, via email or US mail. A public meeting to hear public comment was held remotely on September 17th 2025, at 6:00 PM and was followed by a meeting of the Community Development and Housing Subcommittee to review the 2024-25 CAPER. These meetings were held as two separate meetings because the CDHS cannot meet without a quorum and holding a public comment meeting first ensured that public comment could be heard by City staff regardless of whether a quorum was achieved. Translation services and accommodations are offered at all public meetings and hearings held throughout the year

and in-person hearings are held in ADA accessible locations. Comment cards used to collect public comment throughout the year are available in English, Spanish, Russian, Vietnamese and Simplified Chinese. Comments may be submitted using comment cards or general comments may be made via phone, mail, in person or email. A copy of the CAPER draft was also provided to members of the CDHS, a citizen subcommittee comprised of diverse community members that assists with applicant review and budgeting processes for the Annual Action Plan. Additionally, the City maintains contact with subrecipients, many of whom specialize in providing culturally specific services and services tailored to the needs of people with disabilities and senior citizens. Subrecipient staff are encouraged to invite clients to comment and provide comments themselves based on their experiences serving clients from diverse backgrounds.

The City's Communications team maintains a list of bilingual employees who can assist with translation on the spot and manages the City's translation and interpretation requests when services are needed to translate documents or provide live interpretation or translation for events and meetings. For immediate translation, if a bilingual employee is not available or there are no employees who speak the same language as the community member, the City uses a language line for translation services.

Comments will be summarized here for the 2024-25 CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This is the fourth reporting year of the City's performance against its five-year Consolidated Plan. The Consortium has set broad goals that encompass a broad range of projects and activities to address the needs expressed at our annual community needs hearings and through public comment throughout our planning processes annually. Gresham may need to adjust strategic plan goals due to adjustments in the activities funded, increased costs for subrecipients and new or varying applicants for future funding years. For example, HOME-ARP funds was be used in 2022-23 and 2023-24 to provide services under goal 2, it appears as though no progress has been made on this goal because HOME-ARP accomplishments will be reported by the City of Portland as the Consortium Lead. Since the HOME-ARP projects have spanned 3 or more years, accomplishments under goal 2 will not show in the CAPER accomplishment data over the course of the Con Plan. Most goals outside of goal 2 have already been met or exceeded.

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

No

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City did not carry out any CDBG activities that triggered Section 3 requirements in 2024-25.

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