

Note: This document is a draft. Projects listed in this draft include all applicants that are being considered for funding and some applicants may be removed for future drafts. Highlighted information throughout will be updated in future drafts.

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Portland Consortium (“Consortium”) includes the City of Portland (Lead), the City of Gresham and Multnomah County. In accordance with HUD regulations, the Consortium is required to submit a Consolidated Plan every five years as a condition of receiving four Federal formula grants: Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME), Emergency Solution Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan contains a snapshot of the community’s housing and community development needs, identifies local priorities, establishes the strategies each jurisdiction will use to address those priority needs and sets five-year goals to measure each jurisdiction’s achievements. The 2021-2025 Consolidated Plan was approved by HUD in August 2021.

Over the five-year period covered by the 2021-25 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. While most of this funding will be administered by the City of Portland as the Consortium Lead, the City of Gresham and Multnomah County receive their own CDBG allocations and Gresham also selects projects for a portion of the Consortium’s HOME funds. The following are the relevant programs and the associated national objectives:

- **CDBG Program Objectives:** Provide decent housing. Create suitable living environments. Expand economic opportunity.
- **HOME Program Objectives:** Expand the supply of decent, safe, sanitary and affordable housing.
- **ESG Program Objective:** Reduce and prevent homelessness.
- **HOPWA Program Objective:** Provide housing for persons with HIV/AIDS.

The Consolidated Plan is carried out via the Annual Action Plans, which identify specific projects and annual goals for the Federal formula grant funds received by each member of the Consortium. This document is the City of Gresham’s 2025-26 Annual Action Plan under the 2021-2025 Consolidated Plan and it details the City’s plans for CDBG entitlement funding. HOME funds are detailed in the City of Portland’s plan, but we will reference HOME funded projects in the narrative pieces of the plan

wherever applicable. The 2025-26 Annual Action Plan is the fifth Annual Action Plan under the current Consolidated plan.

Consortium members report on annual accomplishments and progress toward annual and five-year goals in the Consolidated Annual Performance and Evaluation Report (CAPER) filed each year in the fall. The 2024-2025 CAPER will be the fourth CAPER under the 2021-2025 Consolidated Plan and will be completed in Fall 2025.

Previous HUD regulations required that each Consortium receiving federal housing and community development funding regularly complete an Analysis of Impediments to Fair Housing Choice (AI). This requirement was suspended when the 2021-2025 Consolidated Plan was developed and submitted, so the Consortium members followed the interim “Preserving Community and Neighborhood Choice” rule that was in place at the time. The requirement to create an AI was reinstated on July 31st, 2021, after the 2021-2025 Consolidated Plan had been submitted to HUD, so no AI was completed for the current Consolidated Plan. Recently, HUD issued a new interim final rule returning to the original understanding of what the statutory Affirmatively Furthering Fair Housing certification was prior to 1994. This rule requires a general commitment from grantees that active steps to promoting fair housing will be undertaken but does not require an AI. The Consortium partners plan to follow the current rule in place at the time the next Consolidated Plan is completed.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As determined in the 2021-2025 Consolidated Plan, three broad needs and goals were identified described below:

Affordable housing choice (Need)

Increase and preserve affordable housing choice of rental and homeownership units for low- and moderate-income households in ways that promote racial equity. (Goal)

The community needs safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

2025-26 Action Plan Goals: Rental units rehabilitated- XX housing units; Homeowner Housing rehabilitation- XX housing units; Financial Assistance to Homebuyers- up to XX households*; Public Services activities other than low-mod housing- XX;

Prior year goals carrying over: HOME rental units developed: 3-4 units

*Homebuyer assistance and affordable housing development will be funded using HOME funds, which are included in Portland's Con Plan as the Consortium Lead.

Basic services & homeless prevention/intervention (Need)

Reduce and prevent homelessness, including mitigating the overrepresentation of Black, Indigenous, and People of Color experiencing housing instability. (Goal)

There is a pressing need in the community to prevent and reduce homelessness and increase stability for all residents. Projects accomplishing this goal include culturally relevant services and interventions across a broad spectrum, such as supportive and emergency services, rent assistance, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, and Fair Housing enforcement and education.

2025-26 Action Plan Goals: Rent Assistance/Rapid rehousing- XX Households, Public Services activities other than low-mod housing- XX individuals

Community and economic development (Need)

Improve livability and promote economic development in low and moderate-income areas by investing in community infrastructure, employment training and anti-poverty strategies for area residents. (Goal)

The community needs improvements to area infrastructure, facilities, economic opportunities, and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Anti-poverty strategies include a variety of public services that provide support to residents across the lifespan. Projects will also support micro-enterprises and business development, as well as public facilities, parks, and transportation improvements.

2025-26 Action Plan Goals: Public Services activities other than low-mod housing- XX; Business assistance- XX

Prior year goals carryover: Public Improvements- 44,200

Goal Summary Table will be inserted here.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Consortium Partners have made progress in meeting community needs over the years. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure, and fostering a system and improvements to spur economic development. In addition to a regional approach to projects and programs, area residents have supported increasing local resources to address the affordable housing crisis in the form of housing bond measures, general funds, and fees. Additionally, Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care Board that focuses on alleviating the suffering faced by populations experiencing homelessness. This combination of collaboration and local resources has helped the Consortium to address the affordable housing and economic needs of the community.

Gresham has had success in making progress towards Gresham-specific Consolidated Plan goals. In 2024-2025, many of the City's activities are on track to meet or exceed annual goals, while others have fallen short. The main project types that are struggling to achieve goals are rent assistance and our homebuyer assistance programs. Rising costs due to inflation and higher rents, paired with stagnated wages have resulted in an increasing need for services and a higher dollar amount per client needed to stabilize households served by HUD funded activities. The competitive housing market and continued high interest rates have also made it challenging to carry out homebuyer activities due to purchase price limits, HQS requirements and income limits. While home prices have stabilized after their spike during the pandemic, high interest rates are still making mortgage payments unaffordable to many low-income households. High interest rates have also resulted in fewer homes on the market, because households with existing mortgages with lower rates are less likely to sell their homes.

In response to these challenges, the City increased funding for programs that respond to conditions worsened by the pandemic including rent assistance and supportive services. HOME-ARP funding was used in 2023-23, 2023-24 and 2024-25 to expand rent assistance and supportive services available in the City, but these funds were a one-time allocation, so increased services are not expected to continue past June 2025. HOME-ARP funded programs have spent most of their allocated funding and are expected to spend down all remaining funds in the 2024-25 program year. HOME-ARP is included in Portland's plan as the Consortium Lead. The City is also working with subrecipients to identify areas where improvement is needed, offering technical assistance to service providers and brainstorming ideas for improving client participation going forward. During the 2025-26 budgeting process for CDBG funds, cost per participant information was used to prioritize projects that provide the best outcomes per dollar spent. For the City's WELCOME HOME program, the maximum loan amount was increased from \$20,000 to \$40,000 in 2022-23 after 2 years with very little movement on the program and Proud Ground's homebuyer program also increased the average assistance amount per homebuyer. Partners for both programs also assist clients with other funding sources that can be layered with HOME funds to

increase the overall amount of assistance each homebuyer receives. These changes have proven to be successful and increased the number of down payment assistance loans the programs has been able to provide.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Consortium follows the federally required Citizen Participation Plan to ensure citizen participation requirements are met or exceeded annually. The current CPP was adopted in the 2021-2025 Consolidated Plan. All public hearings include an in-person option to attend and may also provide remote attendance options.

Citizen Participation was conducted through two Community Need Hearings (one in Portland and one joint hearing for Gresham and Multnomah County), surveys and comment cards, consultations with citizen subcommittees and local service providers and local Action Plan and budget hearings. To ensure broader outreach to residents, the Gresham & Multnomah County consultation survey was offered in both English and Spanish and the comment card was available in English, Spanish, Simplified Chinese, Vietnamese and Russian.

The City of Gresham and Multnomah County held a joint Community Needs Hearing at the Multnomah County East building in Gresham on November 13th, 2024. A public notice for the meeting was posted in the Gresham Outlook on October 11th, 2024. The meeting was open to all community stakeholders and focused on needs specific to Gresham and East Multnomah County. Translation and accommodations were made available to interested participants upon request. The hearing was attended by service providers, representatives from community organizations and other community members. A link to the comment card to provide written feedback was included in all email invitations to the needs hearing and posted on the City of Gresham website. Service providers invited to the meeting are also encouraged to share comment opportunities with their staff and clients.

A preliminary draft of Gresham's 2025-26 Annual Action Plan was made available on May 1, 2025. A public hearing for Gresham's 2025-26 Annual Action Plan was held on June 4, 2025 and Gresham City Council reviewed and approved the plan at a public meeting on July 1, 2025. The public comment period for Gresham's 2025-26 Annual Action Plan was May 1, 2025 to June 4, 2025. Comments were also accepted at the Gresham City Council meeting on July 1, 2025.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments were offered through public hearings, written submissions and remote consultations with citizen committees and service providers.

The Community Needs Hearing was held on November 13th, 2024 at the Multnomah County East Building in Gresham. This meeting was a joint meeting hosted by City of Gresham and Multnomah County staff to help gather input on needs in Gresham and East Multnomah County. Eleven members of the public, including representatives from service providers and local residents, attended this hearing. Participants discussed a wide range of services, housing and infrastructure needs in Gresham and East Multnomah County. During the discussion, notes were taken on chart paper and each participant was given three stickers to “vote” on topics that are high need. Participants prioritized homeownership assistance, recreation opportunities, childcare connected with local schools and education on rights and resources as the highest needs in our community. A full summary of the discussion is attached.

The City received written comments throughout the year and during the comment period via the Community Feedback Survey and via email. Comments received in Fall and Winter 2024 addressed a wide range of services needed to address housing needs, homelessness, economic development opportunities and infrastructure improvements. Responses prioritized Homeless Prevention and the highest priority need, with Homeownership and the 2nd priority and Rental Housing as the 3rd. Overall, this indicates a high need for housing and housing related services in Gresham and East County. **The comment summary for Spring 2025 will be added here once the comment period has closed.** A full summary of all written comments received is included in the attachments.

A summary of in-person comments provided at the CDHS Action Plan hearing will be added here following the hearing.

A summary of the in-person or written comments provided to Gresham City Council at the Council Action Plan hearing will be added here following the hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were considered and/or incorporated in the Action Plan.

7. Summary

A preliminary draft of Gresham’s 2025-26 Annual Action Plan was made available on May 1, 2025. A public hearing for Gresham’s 2025-26 Annual Action Plan was held on June 4, 2025 and Gresham City Council reviewed and approved the plan at a public meeting on July 1, 2025. The public comment period for Gresham’s 2025-26 Annual Action Plan was May 1, 2025 to June 4, 2025. Comments were also accepted at the Gresham City Council meeting on July 1, 2025.

Fall Community Needs Hearing (Gresham & Multnomah County)- November 13, 2024

Community Needs Comment Card- November 2024 to June 2025

Publication of Action Plan Draft- May 1, 2025

Gresham CDHS Action Plan Public Hearing- June 4, 2025

Gresham City Council Action Plan Meeting- July 1, 2025

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GRESHAM	
CDBG Administrator	GRESHAM	Community Revitalization

Table 1 – Responsible Agencies

Narrative

As the designated lead agency for the Consolidated Plan, PHB coordinates and collaborates with the jurisdictional partners for plan preparation and relevant administrative tasks.

As the Consortium Lead, Portland handles the allocation and administration of HOME Funds, however Gresham selects its own projects detailed in an annual intergovernmental agreement with the City of Portland. Each of the three jurisdictional partners receive their own CDBG entitlement funds directly and allocate and administer respective allocations independently. HOPWA and ESG funds are received by Portland and PHB assumes program administration lead and manages these funds for the Continuum of Care.

In addition to the agencies listed in the AP-10, the City also initiated a consultation with Verde NW. Consultation was initiated via email and the agency was also added to our contact list so that they will be invited to future needs meetings and public hearings. The City also consulted internally with various divisions within the City including Economic Development, Homeless Services and Emergency Management. The AP-10 would not allow us to save the information for these consultations within that section, so they are being listed here instead.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section outlines consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed and publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs. The Portland Consortium includes representatives from the City of Portland, the City of Gresham, and Multnomah County. They participate in regional planning efforts concerning all aspects of the needs and opportunities covered by this Consolidated Plan, including economic development, transportation, public services, special needs, homelessness, and housing. Needs far exceed resources so the Consortium members have worked together to make decisions and set long-term priorities. Coordination within the Cities also consisted of input and review from the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. The preparation of this report was also coordinated with Home Forward, Joint Office of Homeless Services (JOHS), Prosper Portland, area housing service providers, area non-profits, and other stakeholders. Their comments and input are reflected in discussions throughout this Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Representatives of the Consortium of the City of Portland, City of Gresham, and Multnomah County participate in regional planning efforts concerning all aspects of needs and opportunities covered by this Consolidated Plan, including housing, public services, homelessness, special needs, economic development, and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing, and supportive services. Coordination efforts and planning processes are reflected in discussions throughout this Action Plan. In preparing this round of Action Plan, the Consortium has consulted with other public and private agencies that provide assisted housing, health services, and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons).

These consultations have occurred in the course of regularly occurring meetings of the **Portland Housing Advisory Commission, consulting with the five (5) advisory bodies that include the Continuum of Care Board, the Supportive Housing Services Advisory Committee, the Central Budget Advisory Committee, a Lived Experience Advisory Committee, and an Equity Advisory Committee (these 5 committees now replace the A Home For Everyone (AHEF))** the oversight board for programs and services for the

population experiencing homelessness), the Fair Housing Advocacy Committee, the Renter Services Commission, the City of Gresham Community Development and Housing Subcommittee, and the Multnomah County Policy Advisory Board. Consultations occurred with both housing and service providers in the Portland metro area.

The Consortium also consulted and sought narratives for relevant sections on public housing from Home Forward, the Portland area's Public Housing Authority. Similarly, for sections that deal with homelessness issues and special needs issues, the Consortium worked closely with relevant staff at the Joint Office of Homeless Services (JOHS), the City-County Agency that is in charge of providing services for the population experiencing homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

All three of our Consolidated Plan jurisdictions (Portland, Multnomah County, and Gresham) are represented on the Continuum of Care (CoC) Board (which meets monthly) and its Executive Committee (which meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls, and emails, to organize needs and Action Plan hearings and subcommittee to work on strategic planning, outreach, evaluation, and system coordination. The CoC Board reviews and approves the application for federal funding, designates the local entity that will be the lead organization for the federal Homeless Management Information System (HMIS), and provides planning feedback on the Continuum of Care. All of the jurisdictions support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others.

CoC goals from the Consortium local homelessness plan align with our Consolidated Plan. Under the 2021- 2025 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Basic services and homeless prevention/intervention) and goal #2 (Reduce homelessness and increase stability). Additionally, the other Consolidated Plan priority needs, and goals also align with the CoC effort, especially those related to affordable housing production and preservation and economic opportunity.

Recognizing the gravity of the homelessness issue in Multnomah County, a joint Action Plan was released in June 2024: Homelessness Response Action Plan. This Plan will guide the CoC in tackling the grave situation faced by the population experiencing homelessness. The Homelessness Response Action Plan builds a system to address the needs of people pushed into homelessness, including preventing homelessness, coordinating behavioral health and mental health interventions, and adding hundreds of

shelter and recovery beds to provide safety off the street. This plan is an ambitious, outcomes-focused, iterative approach to addressing, resolving, and preventing homelessness. Its focused goals and outcomes create a coordinated approach across systems and jurisdictions. It includes accountability and measures key metrics to assess the effectiveness of the work through better data collection and tracking, allowing for continuous improvement of our systems. This plan contains clear goals: hundreds more shelter beds and recovery beds, more people returning to permanent housing from shelter and tents, and our ongoing work of reducing persistent racial disparities. It centers on aligning and resourcing our behavioral health system, including the creation of a 24-hour drop-off receiving, deflection, and sobering center. In addressing the inflows into homelessness, it requires that people do not exit corrections, foster care, or treatment into homelessness; creates affordable homes so we can keep people housed; and prioritizes preventing our neighbors from falling into homelessness in the first place. Overall, this action plan represents a critical step forward in the CoC's efforts to address homelessness and related issues comprehensively and collaboratively. It reflects the commitment and dedication of the CoC and the jurisdictional partners to work together to create a more just and equitable community for all. Since January 2024, the efforts under this plan have sheltered or placed in housing 11,912 people.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Portland Consortium works closely with the Collaborative Applicant of the Continuum of Care (planning for allocation and use of Emergency Solutions Grant (ESG) funds). ESG policies and procedures were created and are updated periodically in cooperation with the Consortium. Guidelines ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by all three entities. The Collaborative Applicant (City of Portland) works closely with Multnomah County and the HMIS lead to maximize the use of HMIS resources and to draw data for reports on project performance and program outcomes.

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to address homelessness more effectively. Our CoC currently directs ESG to expand the capacity of the regional Short-Term Rent Assistance program and operate emergency shelters closely aligned with locally- and CoC-funded housing resources. From the upcoming fiscal year, PHB will be directly managing the ESG funds. However, there are no changes expected to the service provider and/or the funded project. PHB will closely partner with JOHS to monitor ESG recipients and evaluate project performance using CoC developed housing placement outcomes collected in the regional homeless management information system (HMIS). Data will be analyzed from project-level outcomes,

system-wide point-in-time counts of homelessness, and HMIS reports and ESG recipient feedback, and ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures.

As outlined in the overarching guiding plan, Homelessness Response Action Plan, there are clear goals outlined in the plan. The following graphic from the Plan details the core goals:

- Shelter or house 2,699 unsheltered people by December 2025; a number equivalent to half of those known by name to be living unsheltered in January 2024.
- Add capacity units of shelter, including new and planned units, to increase shelter system capacity by nearly 40%.
- Improve the number of people moving from shelters to permanent housing by 15%
- Reduce homelessness among especially vulnerable populations (including people of color and LGBTQIA2S+ people).
- Add hundreds more behavioral health beds and open a 24-hour drop-off receiving, deflection and sobering center.
- Increase the supply of affordable housing.

The Homelessness Response Action Plan creates new governance and accountability structures to allow decision-makers across governments, healthcare, housing providers and service providers, and those with lived experience, to set goals, objectives and the budgets needed to achieve outcomes. It creates a co-governance model in the Steering and Oversight Committee to identify responsibilities, coordination, and goals. Under that committee, it calls for an Implementation Committee to track progress, identify challenges, collaborate and hold one another accountable to solutions. It also assembles a Community Advisory Committee to elevate the issues of those across the spectrum of providers, partners, and impacted stakeholders to offer their input on goals and solutions and other kinds of feedback. That committee will take over as the Joint Office of Homeless Services' Community Budget Advisory Committee.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	211INFO
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships with the Consortium, meetings, and interviews.
2	Agency/Group/Organization	UNLIMITED CHOICES INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, and surveys.
3	Agency/Group/Organization	AFRICAN AMERICAN ALLIANCE FOR HOMEOWNERSHIP
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular consortium partnerships and meetings.
4	Agency/Group/Organization	Home Forward
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, plans and surveys. Home Forward also has a representative on the Consortium's Fair Housing Advocacy Committee, along with reps from each jurisdiction.
5	Agency/Group/Organization	CITY OF PORTLAND / BHCD
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - Local Community Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Portland is the Consortium lead and works closely with the Consortium partners on all aspects for the Consolidated Plan and Action Plans.
6	Agency/Group/Organization	WORKSYSTEMS INC.
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular Consortium partnerships, meetings and interviews.
7	Agency/Group/Organization	HOUSING DEVELOPMENT CENTER
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular Consortium partnerships, meetings and plans.
8	Agency/Group/Organization	HACIENDA COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular Consortium partnerships and meetings.
9	Agency/Group/Organization	MULTNOMAH COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Multnomah County is s Consortium Partner and works closely with the rest of the Consortium on all aspects for the Consolidated Plan and Action Plans.
10	Agency/Group/Organization	OREGON HOUSING AND COMMUNITY SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular Consortium partnerships, meetings, plans and interviews.

11	Agency/Group/Organization	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular Consortium partnerships, meetings, plans and interviews.

12	Agency/Group/Organization	FAIR HOUSING COUNCIL OF OREGON
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, meetings, plans and surveys. FHCO also has a representative on the Consortium's Fair Housing Advocacy Committee, along with reps from each jurisdiction.
13	Agency/Group/Organization	El Programa Hispano Catolico
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Services- Culturally Specific
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
14	Agency/Group/Organization	INTERNATIONAL REFUGEE CENTER OF OREGON
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Regional organization Services- Culturally Specific
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
15	Agency/Group/Organization	HABITAT FOR HUMANITY PORTLAND
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.

16	Agency/Group/Organization	NATIVE AMERICAN YOUTH ASSOCIATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Employment Service-Fair Housing Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular Consortium partnerships, surveys, and public meetings.

17	Agency/Group/Organization	HUMAN SOLUTIONS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.

18	Agency/Group/Organization	Proud Ground
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Regional organization Community Land Trust
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
20	Agency/Group/Organization	Metropolitan Family Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.

21	Agency/Group/Organization	Friends of the Children
	Agency/Group/Organization Type	Services-Children Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
22	Agency/Group/Organization	COMMUNITY ENERGY PROJECT
	Agency/Group/Organization Type	Housing Services-Education Regional organization Services- Resource Conservation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
23	Agency/Group/Organization	Micro Enterprise Services of Oregon
	Agency/Group/Organization Type	Services-Education Services-Employment Business Leaders

	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
24	Agency/Group/Organization	Eastside Timbers
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
25	Agency/Group/Organization	Ziply Fiber
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Economic Development Broadband Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ziply was contacted to request consultation on broadband needs in Multnomah County.
26	Agency/Group/Organization	Rockwood Preparatory Academy
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
27	Agency/Group/Organization	Cultivate Initiatives PDX
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
28	Agency/Group/Organization	Boys & Girls Club
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.

29	Agency/Group/Organization	Beyond Black
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
30	Agency/Group/Organization	Rockwood Community Development Corporation
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
31	Agency/Group/Organization	Gresham Neighborhood Coalition
	Agency/Group/Organization Type	Housing Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public meetings.
32	Agency/Group/Organization	REAP Inc.
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
33	Agency/Group/Organization	Verde NW
	Agency/Group/Organization Type	Services- Climate Change & Environment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through regular partnerships, surveys, and public comment invitations.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were intentionally excluded from consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Multnomah County	Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)
Moving to Work	Home Forward	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)
Analysis of Impediments to Fair Housing	Portland Consortium	Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)
Homelessness Response Action Plan, June 2024	City of Portland (Mayor's Office) & Multnomah County	Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)
Community Economic Development Plan	Prosper Portland	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation was encouraged through two Community Needs Hearings, three jurisdictional Action Plan Hearings, the Portland budget hearing and a Gresham City Council meeting as well as surveys, comment cards and service provider consultations. Events and opportunities to comment were advertised in the Portland Tribune, the Gresham Outlook, on the jurisdiction websites and through newsletters and email lists. Gresham and Multnomah County's online survey was available in English and comment cards were translated into Spanish, Simplified Chinese, Russian and Vietnamese to encourage participation from diverse members of the community. Service providers consulted included those who provide a variety of different services (housing, educational, youth services, housing rehabilitation, etc.) and services tailored to the needs of a wide range of area residents.

Accessibility accommodations and translation are offered for all meetings. All public hearings were held in-person or in a hybrid format. All meeting locations are ADA accessible.

The consortium partners also consulted with existing citizen committees and task forces that address community needs relevant to this Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>November 13, 2024</p> <p>Community Needs Hearing: 11 community stakeholders and 4 jurisdictional staff attended the Multnomah County and City of Gresham needs hearing.</p>	<p>Participants discussed community development, infrastructure, economic development and housing needs in East Multnomah County, then identified priorities under all categories. Attendees identified job training programs, resources for community members living in vehicles and communication and coordination with service providers and the community as top needs. Complete discussion notes from the meeting are attached to the Annual Action Plan for reference.</p>	<p>All comments were accepted.</p>
2	Public Hearing	<p>Non-targeted/broad community</p>	<p>June 4, 2025 Community Development & Housing Subcommittee Public Hearing for the 2025-2026 Annual Action Plan: X members of the Community Development & Housing Subcommittee, X CDBG funding applicants, X Planning Commissioner and X City Staff Members attended the public hearing.</p>	<p>Comments will be summarized here.</p>	<p>All comments were accepted.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, Simplified Chinese</p> <p>Non-targeted/broad community</p> <p>Local Service Providers</p>	Community Needs Survey and Comment Card, November 2024 to June 2025. The comment card was available as an online survey and a fillable PDF that could be completed via computer and emailed or printed and mailed into the jurisdictions. Information on how to comment with links to the City's website and online surveys were provided to the Community Revitalization contact list, which includes subrecipients, local non-profits and other stakeholders who has expressed interest in the Annual Action Plan.	Comments will be summarized here.	All comments were accepted.
4	Public Meeting	Non-targeted/broad community	July 1, 2025- Gresham City Council Meeting	Comments will be summarized here.	All comments were accepted.

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	967,772	0.00	XXXXXX	XXXXXX	0	Prior year resources include uncommitted funds carried over from previous program years. \$XXXXXX of the prior year resources are from the Parks Improvement Project, which was included in the 2020 AP and will span the entire 2021-2025 Con Plan. The 2022-23 Streetlight Infill project is also carrying over \$XXXXXX, which will remain in that project in 2024-25. Work has begun on the 2022-23 Streetlight Infill project and will continue into 2024-25

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Gresham independently, 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 amounts, which requires that more substantial investments are in place. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

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.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Gresham regularly plans public infrastructure improvements on publicly owned land. Current projects in the 2025-26 Action Plan on publicly owned land include the Parks Improvement project, which will add sidewalks to the public right of way near Rockwood Central Park, and the Street Lighting Improvements project, which will add streetlights in residential neighborhoods in the public right of way. Whenever opportunities arise publicly owned land and property will be included to the extent practicable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase & preserve affordable housing choice	2021	2025	Affordable Housing Public Housing Homeless		Affordable housing choice	CDBG: \$XXXXXX	Public service activities other than Low/Moderate Income Housing Benefit: XX Persons Assisted Rental units rehabilitated: XX Household Housing Unit Homeowner Housing Rehabilitated: XX Household Housing Unit
2	Reduce homelessness & increase stability	2021	2025	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$XXXXXX	Public service activities other than Low/Moderate Income Housing Benefit: XX Persons Assisted Tenant-based rental assistance / Rapid Rehousing: XX Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, facilities & economic opportunity	2021	2025	Non-Housing Community Development		Community & economic development	CDBG: \$XXXXXX	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 44200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: XXX Persons Assisted Businesses assisted: XX Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase & preserve affordable housing choice
	Goal Description	Includes \$XXXXXX in administration. Admin has been split proportionally between goals based on the amount of CDBG funds allocated to each goal. Accomplishments for Adapt-A-Home are split between the Rental units rehabilitated and Homeowner Housing rehabilitated GOIs because the program assists both renters and homeowners. The annual goal of XX households served has been divided 50/50 between the two GOIs.

2	Goal Name	Reduce homelessness & increase stability
	Goal Description	Includes \$XXXXXX in administration. Admin has been split proportionally between goals based on the amount of CDBG funds allocated to each goal. CDBG funds are used for TBRA activity delivery costs. Actual rent assistance is funded with HOME, which is included in Portland's Annual Action Plan.
3	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	Includes \$XXXXXX in administration. Admin has been split proportionally between goals based on the amount of CDBG funds allocated to each goal. Accomplishment goals include a goal for the Streetlight Infill and Parks Improvement (Yamhill Sidewalk Infill) projects which are carrying over into 2025-26.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2025 Annual Action Plan outlines projects addressing needs identified in the 2021-2025 Consortium Consolidated Plan, opportunities in Gresham and City priorities. Initial project recommendations were made in consultation with the Community Development and Housing Subcommittee which reviewed and evaluated applications. Part of the review process was consideration of the ability of local and regional agencies and partners to successfully achieve objectives and administrative demands, including monitoring. The City Council made the final decisions on projects.

Note: All projects cited in this section are being considered for funding. No funding has been awarded or allocated to any of the below projects as of the publication of this draft.

#	Project Name
1	2025 Gresham Administration
2	2025 Consolidated Plan & Action Plan Coordination
3	2025 Adapt A Home
4	2025 Mend A Home
5	2025 Living Solutions
6	2025 AARP Experience Corps Mentoring
7	2025 Eastside Timbers
8	2025 DIY Weatherization Workshops
9	2025 MESO Microenterprise Assistance
10	2025 Willow Tree
11	2025 TBRA Activity Delivery
12	2025 Upwards Boost
13	2020-2025 Park Improvements Project
14	2022 Streetlight Improvements

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Gresham allocates CDBG and HOME funds through a competitive process, with review and input provided by the Community Development and Housing Subcommittee, an X-person citizen advisory group, along with scoring and review by a technical advisory group made up of internal finance and program staff. Further, the City gives priority to projects that promote investment in low-income neighborhoods, leverage additional revenue to stimulate private development, create affordable housing or support other CDBG priorities.

Obstacles to addressing underserved needs include the historical decreases in CDBG and HOME

funding. While funding has remained mostly level in recent years, inflation, rising rents, and increasing population in Gresham mean there is an increased demand for funding. Many service providers expanded services during the pandemic, when one-time pandemic response funding was widely available, and now hope to maintain the increased funding levels while the City's allocation of CDBG and HOME funds has gone back to pre-pandemic levels or lower. The cost of providing services, developing affordable housing, funding homeownership programs and completing infrastructure projects continues to rise, so while funding remains level, fewer community members can be served.

AP-38 Project Summary

Project Summary Information

Note: All projects cited in this section are being considered for funding. No funding has been awarded or allocated to any of the below projects as of the publication of this draft.

1	Project Name	2025 Gresham Administration
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice Reduce homelessness & increase stability Infrastructure, facilities & economic opportunity
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention Community & economic development
	Funding	CDBG: \$XXXXXX
	Description	General management, oversight and coordination, staffing of advisory committee (CDHS), contract preparation & compliance, environmental reviews & management of the subrecipient selection process.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This is an admin activity, so it will not directly benefit any community members.
	Location Description	1333 NW Eastman Parkway, Gresham, OR 97030
2	Planned Activities	General Administration
	Project Name	2025 Consolidated Plan & Action Plan Coordination
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice Reduce homelessness & increase stability Infrastructure, facilities & economic opportunity
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention Community & economic development
	Funding	CDBG: \$5,000.00

	Description	Payment to City of Portland (PHB) for Consolidated Plan/Annual Action Plan coordination with the consortium members and administration of the countywide advisory committee.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This is an admin activity, so it will not directly benefit any community members.
	Location Description	Multnomah County-wide
	Planned Activities	General Administration
3	Project Name	2025 Adapt A Home
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$XXX,XXX
	Description	This program provides home accessibility modifications such as ramps, grab bars and roll in showers for low- and moderate-income seniors and people with physical disabilities. Clients may be homeowners or renters. For rental units, the landlord will agree to keep accessibility improvements in place to create a permanently accessible unit. Accomplishments for this project are split between two GOIs because the project serves both renters and homeowners.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 24 households with accessibility modifications. Clients served will primarily be low- or very low-income, with participants being at or below 60% MFI. One or more member of each household served will be a person with a disability or a senior citizen.
	Location Description	Gresham, city-wide
4	Planned Activities	Minor Home Rehab and related Rehab Admin
	Project Name	2025 Mend A Home
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice

	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$XXX,XXX
	Description	This program will provide critical home repairs for low- and moderate-income homeowners and mobile home owners so that they can continue to live in the Gresham community in a safe, secure and functional home. Repairs covered will include items that are necessary to maintain the safety and livability of the home such as roof, plumbing and electrical repairs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve 24 households with emergency home repairs. All clients served will be low- or very low-income with all clients being at or below 60% MFI. Beneficiaries of this project are usually seniors or people with fixed incomes. This project will primarily serve mobile homeowners, but may serve homeowners with single family homes as well.
	Location Description	Gresham, city-wide Scattered sites
	Planned Activities	Minor Rehab and related Rehab Admin
5	Project Name	2025 Living Solutions
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$XXX,XXX
	Description	Living Solutions will provide employment services to very low-, low- and moderate-income Gresham residents. Services include assistance getting into career training programs such as apprenticeships and college courses, English classes, technology training, assistance with barriers to securing employment such as transportation or supplies, Career Mapping, employment plan development, job search assistance, online job application assistance and mock interviews.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	This program will serve 68 Gresham individuals. Individuals served will primarily be very low-income and will likely face barriers to living wage employment.
	Location Description	Gresham, City-wide
	Planned Activities	Job Training & Placement
6	Project Name	2025 AARP Experience Corps Mentoring
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$XX,XXX
	Description	Metropolitan Family Service will recruit and train senior mentors to support at risk kindergarten to 3rd grade students at a Gresham public elementary school in a low income neighborhood. Students will receive mentoring and tutoring in small groups and one on one to help improve their reading skills and increase their confidence. The activity carried out for this project will be a public service activity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve approximately 100 students in K to 3rd grade classrooms at one or more elementary schools in Gresham with high levels of poverty.
	Location Description	19501 NE Davis St, Gresham
	Planned Activities	Youth Services
7	Project Name	2025 Eastside Timbers
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$XX,XXX

	Description	Eastside Timbers will provide an after-school soccer program and/or recreational league soccer scholarships for low- and moderate-income Gresham youth. The activity for this project will be a public service activity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve up to 270 children who live in Gresham and/or attend Gresham schools. Over half of the children served will come from households at or below 80% MFI.
	Location Description	Gresham City-wide, scattered sites 4710 SE 174th Ave, Gresham
	Planned Activities	Youth Services (Soccer Program)
8	Project Name	2025 DIY Weatherization Workshops
	Target Area	
	Goals Supported	Increase & preserve affordable housing choice
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$XX,XXX
	Description	Community Energy Project will provide training workshops to teach Gresham residents how to weatherize their homes to keep them more comfortable in inclement weather, lower energy bill costs and conserve energy. Low- and Moderate-income households will be provided with a kit containing weatherization materials to take home. The activity carried out for this project will be a public service activity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve 85 Gresham households that are at or below 80% MFI.
	Location Description	Gresham City-wide, scattered sites
	Planned Activities	Other Public Services (Education)
9	Project Name	2025 MESO Microenterprise Assistance
	Target Area	

	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$XXX,XXX
	Description	MESO will provide technical assistance for Gresham microenterprises to assist low- and moderate-income entrepreneurs with starting or growing their small businesses.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 44 small business owners whose household income is at or below 80% MFI. Businesses served must have 5 or fewer employees including any business owners.
	Location Description	Gresham City-wide, scattered sites
	Planned Activities	Microenterprise Assistance
10	Project Name	2025 Willow Tree
	Target Area	
	Goals Supported	Reduce homelessness & increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$XX,XXX
	Description	Willow Tree will provide supportive services for Gresham residents who are unhoused or at immediate risk of homelessness to stabilize their households and prevent or alleviate homelessness. The activity carried out for this project will be a public service activity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 33 Gresham community members at or below 80% MFI.
	Location Description	Gresham, city-wide scattered sites
11	Planned Activities	Public Services (Homeless Prevention)
	Project Name	2025 TBRA Activity Delivery
	Target Area	

	Goals Supported	Reduce homelessness & increase stability
	Needs Addressed	Basic services & homeless prevention/intervention
	Funding	CDBG: \$XXX,XXX
	Description	Our Just Future will provide direct client assistance to prevent homelessness by providing very low- and low-income Gresham households with 1-6 months of Tenant Based Rent Assistance (HOME Funds) which will keep the families in their homes. HOME funds are used for the actual tenant based rental assistance. In some instances assistance may be extended to up to 12 months if necessary to keep an assisted household in permanent housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 45 households. All clients served will be at or below 80% MFI and at least 90% of clients served will be at or below 60% MFI.
	Location Description	Gresham, city-wide scattered sites
	Planned Activities	Housing Services (TBRA Activity Delivery)
	Planned Activities	Housing Services (TBRA Activity Delivery)
12	Project Name	2025 Upwards Boost
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$XXX,XXX
	Description	The Upwards Boost program will provide microenterprise assistance to low income Gresham childcare business owners with 5 or fewer employees (including any owners) to help them expand their businesses and increase their incomes.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project is expected to benefit XX Gresham childcare providers.
	Location Description	Yamhill Street, near Rockwood Central Park

	Planned Activities	Infrastructure Improvements
13	Project Name	2020-2025 Park Improvements Project
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$432,633.00
	Description	The City of Gresham will use funds for infrastructure improvements for Gresham parks serving low- and moderate-income neighborhoods. Note: \$166,992 of the funds in this project were allocated in prior years. An additional \$265,641 in 2023-24 funds will be added to the existing project. No new 2024-25 funds have been added. Sidewalk infill to improve safe pedestrian access to Rockwood Central Park.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project is expected to benefit approximately 9,200 Gresham residents living in the service area of the improvements.
	Location Description	Yamhill Street, near Rockwood Central Park
	Planned Activities	Infrastructure Improvements
14	Project Name	2022 Streetlight Improvements
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community & economic development
	Funding	CDBG: \$141,839.00
	Description	Infrastructure improvements to add lighting in the public right of way in low-income residential neighborhoods to improve safety and visibility. Note: This is a prior year project that will continue into 2024-25. This project is currently underway and no new funds are being allocated to this project.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35,000 Gresham residents living in proximity to the infill sites would benefit from this project.
	Location Description	NE Everett Lane, Gresham SE 182nd Ave (Near Centennial High School), Gresham SE Grant & SE 189th Ave, Gresham
	Planned Activities	Infrastructure Improvements

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Gresham has not identified specific geographic target areas for this plan and most projects are citywide. Allocations are normally made for projects available to low-income people and/or occurring in qualifying low-income neighborhoods. The City has set as a priority investing in community infrastructure development and redevelopment in lower-income neighborhoods to safeguard public health, improve livability and promote economic development. Where possible, funds will be leveraged to make substantial improvements in those areas, including increasing economic opportunities. The City works with regional partners to make significant improvements along transportation corridors and in areas targeted for urban renewal, including Rockwood, the Civic Neighborhood, and Downtown. The City will continue to view projects with the objective of maximizing impact from investment.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Gresham does not allocate investments to specific geographic areas at this time. According to HUD's Low- and Moderate-Income Summary Data, Gresham as a whole is 55.83% low- and moderate-income, so there are many neighborhoods spread throughout the City that can benefit from CDBG-funded improvements.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Gresham is dedicated to addressing the community's complex housing challenges. Gresham City Council identified "Housing for All" as a priority in the Gresham Strategic Plan 2022-25 ("Strategic Plan"). The Strategic Plan is a three-year plan that identifies priorities that the City will focus resources on through 2025. This plan is carried out through annual action plans that describe how the City will make progress on Strategic Plan goals each year. The 2024-25 action plan includes three strategic objectives to support the "Housing for All" priority including providing resources to those experiencing homelessness or housing insecurity, promoting and supporting affordable housing development and serving as a community partner to support housing stability.

Actions it planned 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

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 recently adopted new code changes to ensure compliance with the new 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.

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. Between early 2022 and Fall 2022, City staff worked to engage community members, gather feedback, and assess strategies to meet future housing needs in Gresham in order to create a Housing Production Strategy (HPS). Gresham City Council reviewed and adopted the HPS at a public hearing on June 6, 2023.

The City also continues to administer several housing related programs internally to promote safe and affordable housing in Gresham. Since 2007, the City's Rental Inspection Program has helped ensure existing rental units are safe and habitable with regular mandatory rental unit inspections. This program is described in more detail in the AP-85. Since 2015, the City's WELCOME HOME program has provided

down payment assistance loans to Gresham households at or below 80% median family income. Prior to the implementation of the WELCOME HOME program the City provided down payment assistance through other programs including several Habitat for Humanity developments. The City also funds local a community land trust, Proud Ground, to provide homebuyer assistance and create permanently affordable homes in Gresham.

The City also provided a conditional commitment of HOME funds to an affordable housing development project in 2023-24. This project is included in Portland's Annual Action Plan as the consortium lead. Advocates for Life Skills & Opportunity (ALSO) will partner with developers to construct a 39-unit affordable housing project. The project will include one-, two- and three-bedroom units at rents affordable to households at 60% median family income and will also set aside 10 units for persons with intellectual and developmental disabilities. HOME funds will subsidize 3 to 4 units in this project. This project is currently finalizing the HUD-required Environmental Assessment and hopes to move forward with construction in 2025-26.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

While poverty levels in Gresham, and statewide in Oregon, have been decreasing, the Portland Metro region is a high cost of living area and federal poverty levels are not the best indicator to determine whether the percentage of lower income households in the region is decreasing. Based on income limits for the area, most households making 300% of the federal poverty level or less are at or below 80% median family income for the Portland Metro region. According to the 2021 American Community Survey 5-year estimates, approximately 60% of Gresham residents are below 300% of the federal poverty level. Gresham has a relatively lower cost of living than many surrounding areas and as a result, more lower income households are moving into Gresham to find affordable housing, including that affordable to working families. The City prioritizes projects to assist community members to achieve stabilization, self-sufficiency and increase earning capacities. Projects that stabilize households are essential, especially in the wake of the COVID-19 pandemic, for preventing houselessness, improving the mental health of household members, and ensuring families can overcome unexpected crises. Projects included in the annual 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.

In addition to the “Housing for All” priority mentioned previously, Gresham City Council’s Strategic Plan identifies “Thriving Economy” and “Community Vibrancy” as priorities. The “Thriving Economy” priority aims to promote economic growth in Gresham and improve overall community wealth. Gresham supports this priority through the work done under each Annual Action Plan by supporting projects that provide small assistance and job training and placement to help low-income business owners and residents increase their earning potential. The “Community Vibrancy” priority focuses on improvements to neighborhoods to help bring communities and cultures together to create a shared sense of belonging. The Annual Action Plan supports this priority by funding recreation opportunities for youth and public facilities improvements such as park improvements.

The 2024-25 mid-year report for the Strategic Plan describes progress made on each of the priorities last year. Under the “Thriving Economy” priority, the City was on track to accomplish most actions identified in the plan including the development of a small business resource guide, partnerships with the Port of Portland and Greater Portland, Inc. for industrial and trade sector recruitment, and retail recruitment for the Civic and Downtown Gresham neighborhoods.

Progress made under the “Community Vibrancy” included coordination between the City and the Coalition of Neighborhoods to explore best practices and updates to several underdeveloped public parks. Additionally, the City began updates to the City Tree Code to ensure equitably distributed tree canopy across all Gresham neighborhoods. For more details on the actions taken and progress made across the Strategic Plan, all mid-year and year-end reports can be found here:

Annual Action Plan
2024

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Actions planned to address obstacles to meeting underserved needs

The City continues to work with the Department of Land Conservation and Development and Oregon Housing and Community Services on policy resources to assist in housing development and services. The City works with partners (The Division Transit Project, Metro, TriMet, the City of Portland, the Oregon Department of Transportation and Multnomah County) to meet transportation needs of Gresham residents and bring key investments to Gresham. Along with transit elements, plans call for actions regarding safety, economic development, community enrichment and housing.

Actions planned to foster and maintain affordable housing

The City of Gresham supports quality housing that is affordable to all residents. Since 2007 the City has operated the Rental Inspection Program, which results in periodic inspections for compliance with a broad range of habitability standards. Along with random mandatory inspections, the program will inspect rental units based on tenant habitability complaints. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring. In 2020, Gresham City Council passed two code changes relating to the Rental Inspection Program. One requires 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 both tenant and landlord knowledge of their respective responsibilities and rights. The form also includes a list of local resources. The second change to City code assesses a fine upon property owners if a court determines they have retaliated against a tenant.

The City funds Unlimited Choices to provide rehabilitation of units to ensure permanent accessibility for persons with disabilities and home repair assistance for lower-income households. The City also assists lower-income homebuyers with HOME funds through the WELCOME HOME down payment assistance program and through Proud Ground.

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 anticipates closing April 2024. 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.

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. Between July 1 2021 and December 31, 2024, Multnomah County used these funds to place 3,584 households in housing, prevent eviction for 11,887 households and create or sustain 1,948 shelter beds.

Actions planned to reduce lead-based paint hazards

Local housing programs refer low-and moderate-income households to the Portland Lead Hazard Control Program for grants to remediate lead-based paint hazards in housing where children under the age of 5 visit or reside and/or a pregnant person resides. This program is available to homeowner occupied units and rental units when the unit is occupied by a household at or below 80% MFI. In many housing units when the Lead Team finds issues of home repair and/or code violations, the staff try and assist with complimentary programs that are based on local resources.

In Gresham, CDBG funded projects providing rehab (not to exceed \$5,000) follow lead-safe work practices whenever the unit was built before 1978. For HOME funded homebuyer activities, a visual lead-based paint inspection is conducted for all properties purchased.

Actions planned to reduce the number of poverty-level families

The City of Gresham has historically supported a number of projects that reduce the level of poverty and increase the capacity of families to earn living wages and plans to continue supporting these projects. Workforce development and training efforts are supported through the **Living Solutions program which assists low-income persons to gain job skills and then places those individuals in career-path jobs.**

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.

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 our incubator grant program. The total amount of grant funding was \$67,900.

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).

Actions planned to develop institutional structure

The City of Gresham holds annual meetings with service providers to assess current community conditions impacting low- and moderate-income households. These discussions include updates on social services accomplishments in working with the population and identification of service gaps or needs in the community. The City maintains a contact list of service providers, community organizations and other community members to use in annual consultation processes and to notify of comment periods and public hearings.

The City is a member of the Northwest Association of Community Development Managers (NWACDM) and the National Association for County Community and Economic Development (NACCED). Both groups provide education and networking opportunities with other grantees in the Pacific Northwest and nationally.

In 2022, the City added a Housing Resources Coordinator position to assist residents in navigating housing resources available to Gresham residents. 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. Additionally, the City maintains a Homeless Services team that

provides outreach and resource referrals to people experiencing houselessness in Gresham.

The City of Gresham continues to strengthen in-house delivery by monitoring subrecipients annually and by increasing staff development through HUD training and regional coordination.

The City also maintains an Emergency Operations Plan to guide the City in operating, coordinating relief and recovery efforts during an emergency or natural disaster. During large scale emergencies, the City activates its Emergency Operation Center to coordinate disaster response and staff are trained to respond to unexpected events. Information on emergency preparedness including how to build supply kits on a budget, how to store your own emergency water, earthquake preparedness and tsunami hazards is available on the City's Emergency Management webpage on the City website. Additionally, the City participates in Multnomah County's Multi-Jurisdictional Natural Hazard Mitigation Plan, which provides a comprehensive view of the risks to Multnomah County from earthquake, flood, landslide, severe weather, volcano, and wildfire and wildfire smoke, and strategies for lessening the impact of those future disasters.

Actions planned to enhance coordination between public and private housing and social service agencies

As noted, 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 independently, and with Multnomah County and the City of Portland, Gresham encourages partnerships across public and private sectors.

For Metro Housing Bond projects, the City prioritized projects that included services for residents. Both completed developments offer supportive services for vulnerable populations. Albertina Kerr's Wynne Watts Commons includes 30 permanent supportive housing accessible units for people with intellectual and developmental disabilities and it is located on the same site as their existing Gresham campus. Rockwood Village includes services from Hacienda CDC, including support for residents of all ages and entrepreneurial services.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Gresham receives HOME funding through the Consortium. During the annual application process, Gresham determines which projects qualify and which projects will receive funding for both CDBG and HOME funds. Gresham and Portland enter into an IGA related to HOME funds and the projects Gresham will be funding for that fiscal year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%