

City of Medford Oregon



Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2010/11

Amended March 2012

Amended June 2012

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EXECUTIVE SUMMARY

The City of Medford recently completed the first year of our 2010-2014 Consolidated Plan for Housing and Community Development during the 2010/2011 Program Year. The following activities were funded with Community Development Block Grant dollars:

- Completion of 13 home repair projects throughout the City of Medford with 8 of these homes being in the targeted revitalization neighborhoods of Liberty Park, Washington and McLoughlin.
- The use of NSP1 and 2 funds to purchase homes for 15 low/moderate homeowners in Medford.
- Funds to support the rehabilitation of neighborhood health center.
- Operational funding for the Maslow Project to provide outreach services for homeless youth.
- Funding for a family advocate for OnTrack at Sky Vista and at Stevens Place.
- Operational funding for a community center providing services to disabled and homeless persons by DASIL in downtown Medford.
- Operational funding for the Medford Senior Center to provide safety net services to senior citizens.

There were 4974 low/mod income persons and 13 households who benefited from programs and activities funded with Program Year 2010/2011 dollars.

A draft copy of this report and the IDIS reports were available for comment at City Hall and on the City's website. The comment period began on October 24, 2011 and ended November 6, 2011. No Comments were received. A public hearing was held on December 1, 2011 to obtain citizen input and Council approval of this report. No comments were received and the report was approved by City Council.

I. Summary of Resources and Distribution of Funds

The City of Medford's Fiscal Year 2011/2012 CDBG funding allocation was \$674,292 with \$37,443 in unexpended funds from the previous year plus \$37,417 in program income. The \$674,292 entitlement was fully committed to the following: \$475,720 to capital improvements, \$101,139 to public service, and \$134,850 to administration. The unexpended funds from the previous year were still committed to the same projects, but were unspent at the end of that program year. The program income was committed to the Homeowner Repair Program. The City's expenditures during the reporting period totaled \$479,909. This amount included funds that were expended on 2009 activities drawn in the 2010 Program Year. An additional \$291,014 was drawn after the close of the 2010 Program Year on 2010 activities. Of these expenditures, 100% of the program funds went directly to projects benefiting low/mod persons and households except for funds used for administration.

II. Narrative Statements to Accompany the City of Medford Consolidated Annual Performance and Evaluation Report for Fiscal Year 2010/2011 on the Use of CDBG Funds

A. Assessment of Five-Year Goals and Strategies

The following section documents the goals and strategies of the Strategic Plan from Medford's Consolidated Plan for Housing and Community Development, 2010-2014 followed by implementation activities undertaken during the 2010/11 program year, the first year of the Consolidated Plan. The breakdown of CDBG funding includes \$237,417 towards housing activities, \$29,331 in direct homeownership assistance, \$25,000 in abused/neglected youth services, \$47,257 in homeless services, \$15,000 in senior services, \$205,543 in neighborhood facilities, \$8,880 in substance abuse/family advocacy services, and a portion of program administration funding for fair housing assistance. The following provides a more detailed description of the projects.

AFFORDABLE AND WORKFORCE HOUSING

GOAL 1: Increase the affordability of housing for the City's lower-income workforce and special needs households.

STRATEGY 1-1. Improve the quality and long-term affordability of existing rental and/or homeowner housing occupied by lower-income households.

Objectives: 1) Maintain housing currently owned or rented by lower-income households through rehabilitation and/or weatherization assistance; 2) Improve the ability of homeowners to maintain their properties.

Project 1: Thirteen homes throughout the City of Medford were rehabilitated through the Homeowner Repair Program, helping maintain housing currently owned by lower income

homeowners. HAJC received \$200,000 in new CDBG funds and \$37,417 in program income for the 2010/2011 program year. Six homes in the Liberty Park District Neighborhood, McLoughlin Neighborhood and Washington Neighborhood were rehabilitated with targeted homeowner repair funds during this program year. Funds were used citywide for the program. The program was promoted through newsletters, newspaper articles, on the City website as well as the Housing Authority of Jackson County website.

Objective: Continue to support efforts to improve the maintenance and habitability of rental properties, including publicly owned housing.

Project 2: Nine low/moderate income apartments were purchased by the Housing Authority of Jackson County using NSP2 funding in partnership with the City. Each of these units were rehabilitated or are under rehabilitation and will be rented to low-income individuals including the homeless.

STRATEGY 1-3 Reduce barriers to affordable housing by developing a Housing Affordability Plan for Medford, which will include planning for alternative modes of transportation and connectivity with public transportation.

Objectives: 1) Revise City policies and procedures to encourage long-term affordability of housing in Medford (such as fast tracking planning, building and permitting application and processes); 2) Update the Housing Element and the Neighborhood Element of the Comprehensive Plan.

Project 1: The Mayor signed on to HUD's National Call to Action in 2007 and established a Regulatory Barriers to Affordable Housing Task Force. The task force presented its report to City Council in January 2009 with barriers and recommended incentives to encourage affordable housing within the city. The City Council met with task force members to discuss the report and asked for prioritization of the barriers and incentives presented. The City has addressed issues identified in the Regulatory Barriers Report such as: 1) the City completed the remodel of the development services area and combined three departments into one building with a mutual counter to assist with confusion and help alleviate delays in the development process; 2) the Planning Department continues to review the Land Development Code and has made several modifications to the Code to assure it is clear and to reduce or eliminate conflicting provisions.

Project 2: The City continues working to develop the West Main Transit Oriented District (TOD) with emphasis on public transit and pedestrian friendly neighborhoods. This TOD will be an overlay in the City's Comprehensive Plan. Meetings are continuing with businesses and residents in the TOD to discuss traffic circulation and a Plan.

Project 3: The Housing Element draft was updated and presented to the Planning Commission in the summer of 2010. Recommendations were made by the Planning Commission and those changes have been implemented into the draft Plan. The Housing Element was adopted by Council in December 2010.

STRATEGY 1-4: Expand homeownership opportunities for lower-income households.

Objectives: 1) Assist prospective lower-income homebuyers to obtain affordable housing through programs such as down payment assistance and other forms of assistance. Target minority populations through outreach efforts; 2) Encourage public/private partnerships to bundle Individual Development Accounts (IDAs) to assist potential homebuyers to save to home purchases.

Project 1: The Southern Oregon Housing Resource Center (SOHRC) counseled 816 persons from Jackson and Josephine Counties over the past year. Of these 392 were Medford residents. Eleven ABC's of Home Buying classes with 110 participants. Two default/foreclosure program orientations were held during the program year. Fourteen participants in these educational programs stated they were interested in purchasing a home in Medford.

Project 2: Down Payment Assistance: Fifteen households were assisted with the funds that were available through the Neighborhood Stabilization Program funds (NSP and NSP2). Homes purchased were foreclosed properties in Neighborhood Stabilization Program targeted neighborhoods. These funds assisted households that were 120% or below the median income with four households at 50% or below median income. A total of \$521,310 was committed in NSP funds for down payment assistance and closing costs. Four additional households were assisted with 2009 Program Year funds that carried forward and expended during 2010.

Project 3: Individual Development Accounts (IDAs) - ACCESS had 18 accounts opened, 14 had the goal of home buying. Two residents successfully graduated from the IDA program. One purchased a house and the other starting a small business. The Housing Authority of Jackson County has 14 accounts with seven saving for a home purchase and 3 open slots and Groundworks formerly Rogue Valley Community Development Corporation has 47 accounts with a waiting list.

STRATEGY 1-5: Affirmatively further Fair Housing Choices.

Objective: Support programs that provide assistance to prevent discrimination in housing and lending practices and provide educational opportunities for improving household credit ratings.

Project 1: Promotion of fair housing - The city provides brochures at City Hall on fair housing and predatory lending practices. Information is on the City website as well as at various neighborhood meetings held throughout the year. In addition, the Cities of Medford and Ashland hosted a workshop for rental managers and owners in September 2010. *It is difficult to determine the number of citizens that have benefitted from the brochures and website information. Approximately 200 brochures per year are picked up from City locations and we average approximately 250 people per day coming into City Hall that have access to this information.*

Project 2: The Center for Nonprofit Legal Services did not receive CDBG funding, however they assist low income clients with access transportation, employment housing, health care and public benefits through defense of clients' legal rights to fair housing and reasonable accommodations. The Center continued their landlord tenant program and handled legal issues

related to Fair Housing. *They held Second Chance classes to educate on Fair Housing of which 60 people attended. They also handled 3 cases regarding ADA accommodation for physical and/or mental disabilities and 5 cases regarding predatory lending.* The Center received \$26,250 in city general funds to help further fund its programs during this year.

Project 3: ACCESS, which operates the Southern Oregon Housing Resource Center, provided housing counseling to 426 clients. Each of these clients received information on what predatory lending is, how to avoid it and how to report it. In addition to the predatory lending training, these same clients were educated on loan modification scams, what scams are prevalent, how to report scams and how to avoid them.

NEIGHBORHOOD REVITALIZATION

GOAL 2: Improve the quality of life of lower-income residents through neighborhood revitalization.

Strategy 2-1. Preserve and restore existing housing resources in key neighborhoods.

Objectives: 1) Actively enforce City Codes to improve the habitability and safety of housing and eliminate blighting influences in neighborhoods; 2) Maintain housing currently owned or rented by lower-income households in targeted neighborhoods through rehabilitation and/or weatherization assistance.

Project 1: The Code Enforcement Division continued to target CDBG eligible neighborhoods on a complaint basis in an effort to improve neighborhood habitability and the safety of housing in this program year impacting more than 32,000 people. Also, proactive block by block enforcement was initiated in the Liberty Park, McLoughlin and Washington neighborhoods this past year. This effort netted 372 cases for Liberty Park neighborhood, 779 for McLoughlin neighborhood, and 273 for Washington neighborhood. The City Police Department initiated a program called Operation Care. This program reaches out to citizens with services available. In addition, code issues that are discovered during the visits are reported and mitigated.

Project 2: Through the Housing Authority of Jackson County, the city offers a Homeowner Repair program to help owners of homes throughout the city maintain their homes. Thirteen homes were assisted through this program during the 2010/2011 Program Year. The city offers a second homeowner rehabilitation program targeted to those 120% or below the median income in the Liberty Park neighborhood. The funding for the City's program was provided by the Medford Urban Renewal District. One home was rehabilitated in Liberty Park with the Urban Renewal funds during this program year.

Strategy 2-3 Improve the community infrastructure/facilities and reduce blighting influences in predominately lower-income neighborhoods.

Objective: Provide assistance to improve basic neighborhood infrastructure such as water and sewer improvements, sidewalks, street improvements, lighting and street trees utilizing several

funding mechanisms, including paying local improvement district assessments of lower-income households.

Project 1: The City of Medford continues to construct sidewalks around schools in low income neighborhoods and completed sidewalks in three areas this year. The City also received Congestion Mitigation Air Quality grant funds through the Oregon Department of Transportation to pave alleys throughout West Medford.

Project 2: The Community Health Center facility received \$180,948 in CDBG funding to improve the accessibility to the health care center. This project is still in process and is expected to be completed by the end of December 2011 with the CDBG funded portion.

Project 3: The Senior Center received \$57,355 in CDBG funding to improve access to the center. The project is still in process and is expected to be completed by the end of December 2011.

INDEPENDENCE AND ECONOMIC OPPORTUNITY

Goal 3: Improve the ability of lower income households to become self-sustaining.

Strategy 3-2. Assist public services to provide safety net services to persons in need.

Objectives: 1) Support programs that provide healthy youth activities, such as youth and family programs, youth shelter, and after school programs; 2) Support programs that provide basic health care services to people in needs, such as female head of households with children and seniors; 3) Support programs to reduce dependency on drug and alcohol, including the activities of the Commission on Children and Families.

Project 1: Maslow Project, Youth Social Service Integration Center

This program received \$20,259 and served 829 homeless and runaway youth providing supportive services including food, hygiene products, laundry services, mental and health services. The Youth Social Service Integration Center funds an outreach worker to provide information about the resources available at the center. The center offers a shower, laundry facilities and food pantry for homeless youth. Youth are able to access the computer lab, tutoring center, and sports and after school programming. A partnership with County Mental Health and the Community Health Center provided both mental health and medical services. Maslow also refers homeless youth to the Hearts with a Mission facility, the first homeless youth shelter in Medford which opened in the fall. Hearts with a Mission purchased the facility using CDBG funding in 2008.

Project 2: Family Advocate Services for Stevens Place and Sky Vista (On Track)

This program received \$8,880 in CDBG funds and served 441 people through the funding of an onsite family advocate assisting residents with essential needs including health care, referrals, food and clothing.

Project 3: Senior Advocacy Program, Medford Senior Center

The Medford Senior Center received \$20,000 in CDBG funds and \$9,200 in General Fund grant monies to assist 1041 seniors with services helping them to remain independent in their homes for a longer time. Services included meals, transportation, food stamp and medical advocacy, financial and tax assistance.

Project 4: Disability Advocacy for Social and Independent Living (DASIL) Community Drop-In Center

DASIL received \$ 27,000 of CDBG funds \$5,000 in General Fund grant monies and served 1260 disabled and homeless clients. More than 70% of their clientele are disabled and 44% were female head of households. The Community Drop-In Center provides community resources to walk in clients who would otherwise be isolated, living on the streets or falling through the cracks. Through DASIL, they access supportive services, attain job skills, and develop support systems.

Project 5: The Jackson County Child Abuse Task Force dba the Children's Advocacy Center received \$22,500 in CDBG funding and \$6,480 in General Fund grant monies for the coordinating center for all child abuse programs in the City of Medford. They provided crisis therapy, medical exams, on-going therapy, preteen and teen mentoring groups, community outreach/education and advocacy follow-up.

Strategy 3-3 Provide opportunities for homeless person and those at risk of becoming homeless to achieve self sufficiency.

Objectives: 1) Support the efforts of the Jackson County Continuum of Care to plan and implement activities reducing homelessness in the community; 2) Support activities that expand service-enriched housing for the homeless and other special needs populations, including increased shelter, transitional and permanent supportive housing resources.

Project 1: The City's Cultural Outreach Coordinator attends the Homeless Task Force (HTF) meetings. The HTF is responsible for implementation of the Continuum of Care plan for Jackson County. Our Outreach Coordinator serves on the Core Committee and the Accessible Affordable Housing Committee of the Homeless Task Force as well. Approximately 7% of the city's CDBG program year funds went to assist homeless persons.

Project 2: Neighborhood Stabilization Program - The City partnered with the Housing Authority of Jackson County to purchase five units for permanent supportive housing for the homeless. In addition to these five units, the Housing Authority purchased six additional units with State funding for a total of eleven units for permanent supportive housing for the homeless.

Project 3: Hearts with a Mission Emergency Shelter for Homeless Youth: Hearts with a Mission received \$202,800 in CDBG funds to purchase a house on Edwards Street in Liberty Park to serve as an emergency youth shelter. The house was completed and opened its doors. To date, 152 youth have been provided with 5,044 nights of shelter.

B. Affirmatively Furthering Fair Housing

The Fair Housing Council of Oregon (FHCO) received 91 calls from Medford residents; 50 of these raised issues of fair housing; 64% related to disability, 10% familial status, 8% race, 4% national origin, 4% age, 6% Section 8, and 4% general fair housing information. FHCO assisted with two Reasonable Accommodation requests. Three individuals completed a fair housing intake with the FHCO office of which two were related to disability and one to familial status.

The City of Medford continues to educate its citizens on fair housing law through a variety of venues. Fair housing brochures are available at City Hall in brochure racks. The City, in partnership with the City of Ashland sponsored a traveling display on fair housing. The display was at the Medford library and was available for the public viewing for four days. In addition, the Cities of Medford and Ashland hosted a workshop for rental managers and owners in September 2010.

The City's Housing and Community Development Commission meets with a representative of the Southern Oregon Rental Owners Association to discuss fair housing issues as well as problem properties.

The Consumer Credit Counseling Service of Southern Oregon is certified by HUD to offer counseling to its clientele on fair housing issues. Counselors review with clients the protections various laws and regulations provide the consumer. This includes Fair Debt Collections Practices Act, Fair Credit billing, Fair Credit Reporting, and Fair Lending. They also counsel clients and present educational opportunities in the area of predatory lending.

ACCESS is by HUD as a Housing Counseling Agency to provide pre/post purchase counseling, default delinquency counseling, foreclosure counseling, and reverse mortgage counseling. ACCESS held eleven ABC's of Homebuying workshops averaging 11 participants per class. *ACCESS provided housing counseling to 426 clients. Each of these clients received information on what predatory lending is, how to avoid it and how to report it. In addition to the predatory lending training, these same clients were educated on loan modification scams, what scams are prevalent, how to report scams and how to avoid them.*

The city provided \$26,250 of general fund dollars for the 2010/2011 fiscal year to the Center for Nonprofit Legal Services to continue to provide legal assistance on landlord-tenant law and on Fair Housing issues.

Response to Hate Crime

The Community Response Team, was established approximately three years ago to develop a more pro-active response to such racially motivated incidents. Monthly meetings are held throughout the year and responses to hate crimes are developed on a case by case basis.

In the city's current Analysis of Impediments, the following actions were listed for the city to address:

1. **Continue to support Fair Housing education for consumers, lenders, realtors, landlords, advocacy groups and service providers.**

The Rogue Valley Association of Realtors/ Southern Oregon Multiple Listing Service and the Southern Oregon Rental Owners Association regularly sponsor workshops on

fair housing as well as provide fair housing educational materials to their members. The Cities of Medford and Ashland hosted a workshop for managers and owners of rentals in the fall 2010. The training sessions for rental owners/managers will address issues with discrimination to renter households for all protected classes including race/ethnicity. The City also includes fair housing information periodically in the newsletter that is mailed to Medford utility customers throughout the City. The City included a link to Housing Quality Standards on our website and is creating a handout to be delivered in the Operation Care walks.

- 2. Continue to support actions to increase the availability of affordable housing.** The City of Medford has established the Housing and Community Development Commission to explore and develop strategies to increase affordable housing. The Commission is researching housing trust plans in other communities to determine if one will be feasible for the City of Medford. The City also continues to fund nonprofit housing agencies in their efforts to develop more affordable housing for low-income persons and for persons with special needs. The City along with the Housing Authority of Jackson County joined a consortium to apply for NSP2 funding. The consortium was granted funding and the City of Medford and Jackson County received \$774k for land banking and down payment, closing costs, and rehabilitation funding. With these funds, the City partnered with Rogue Valley Habitat for Humanity to purchase six lots. Homes will be built on these lots and sold to low income persons. The City also partnered with the Housing Authority of Jackson County to purchase four units for low-income rental housing and five units for permanent supportive housing for the homeless.
- 3. Continue to support the activities of the Fair Housing Council of Oregon (FHCO).** The city worked with the FHCO to offer an educational workshop providing information to the public about housing discrimination and fairness issues. In the 2010/2011 program year, The City of Medford partnered with the City of Ashland to offer a workshop for managers and owners of rentals and to bring a traveling display to southern Oregon promoting Fair Housing Month.
- 4. Continue to monitor loan activities of lending institutions.** The City of Medford Assistant to the Deputy City Manager is a licensed Mortgage Loan Originator as required by HUD. In addition, the individual that administers the Homeowner Repair Program is also licensed.
- 5. Support a cooperative effort to investigate the extent of predatory lending in Medford and consider strategies to eliminate the practice.**
The City of Medford continues to monitor this through its partnerships with the Consumer Credit Counseling Service of Southern Oregon, the Southern Oregon Housing Resource Center and through the Oregon Department of Consumer and Business Affairs.

Affordable Housing

The City of Medford provides funding and supports the efforts of non-profit agencies that provide affordable housing in Medford. The Housing Authority of Jackson County provides 1896 Housing Choice vouchers and manages affordable units for low-income residents. This past year, they provided housing choice vouchers to 1896 persons, a 12% increase over the previous year. The Housing Authority of Jackson County received an additional 35 VASH vouchers in 2011. HAJC will continue to apply to HUD for additional Housing Choice vouchers to decrease

the waiting list of approximate 4200 applicants, a three-to-four year wait, of persons and families desiring rental assistance. The number of units provided is dependent upon Congressional funding and HUD allocations. They will apply for additional vouchers as the opportunity arises. In addition, CDBG funds were provided to the Housing Authority to provide loans for emergency repairs to 1 low/moderate-income households. The intent of the program is to help existing homeowners maintain their homes, so that they can remain in them.

Weatherization of 278 homes in Jackson County was completed by ACCESS. Of those 278, 148 of the homes were in the City of Medford. This weatherization project helped reduce energy costs to Medford residents.

The following table indicates the number of households assisted with housing with CDBG funds by income category and by renter and owner over the past program year.

Program	Extremely low-income Owners	Extremely low-income Renters	Low-income Owners	Low-income Renters	Moderate-income Owners	Moderate-income Renters
HAJC Homeowner Emergency Repair	1	0	4	0	8	0
NSP 1 & 2	0	0	5	0	10	0

Southern Oregon Housing Resource Center

The Southern Oregon Housing Resource Center (SOHRC) counseled over 816 persons from Jackson and Josephine Counties over the past year. Eleven *ABC's of Home Buying* classes and two program orientations were held during the program year with over 110 participants.

Efforts to address worst case needs (defined as low income renters with severe cost burden, in substandard housing, or involuntarily displaced):

The Problem Properties Committee of the Housing and Community Development Commission works to address issues related to substandard housing. Members of the Southern Oregon Rental Owners Association, West Medford Community Coalition, Neighborhood Resources Division, Medford Police Department and the Building Safety Department served on this committee. The Building Inspector along with Code Enforcement officers crack down on violators of the Housing Code. The City departments have been using the Rental Registration system that was implemented by the Problem Properties Committee and adopted by the Council. This Registration form allows the Code Enforcement Division to contact property managers to mitigate issues with rentals such as substandard housing, code infractions, graffiti, etc. The City continues to work with the Problem Properties Committee and the Housing and Community Development Commission to discuss issues in the community such as access to information for low-income renters, including how to report substandard housing, housing inspections, and notification to rental property owners to bring properties up to Code. A magnet that was produced by the Problem Properties Committee is distributed by Housing Authority of Jackson County and City staff through Code Enforcement and Building and Safety Dept. The magnets

provide contact information for Police, Code Enforcement, and Neighborhood Watch and are available in English and Spanish. In addition, the Housing and Community Development Commission developed an easy to read flyer that will be distributed during the Operation Care walks. This information is also accessible on the City website on the home page by clicking on the Housing Quality Standards button.

ACCESS provided energy assistance to 3,659 persons who were in danger of being disconnected. ACCESS provided 69 households with education on methods to reduce energy costs and money management.

ACCESS provided outreach to 104 seniors and persons with disabilities assisting them with basic daily survival needs. They also provided 200 persons with medical equipments needs.

Efforts to address the accessibility needs of persons with disabilities: The Housing Authority of Jackson County through the Homeowner Repair program works to address this issue. There were 3 disabled households assisted with accessibility needs in this program year with the use of CDBG funds. Individuals that apply for rehabilitation and accessibility assistance through the Homeowner Repair program are given a priority status on the list for repairs. ACCESS provided outreach to 104 seniors and persons with disabilities assisting them with basic daily survival needs. They also provided 200 persons with medical equipments needs.

C. Continuum of Care Narrative

The Jackson County Homeless Task Force (HTF) is the lead entity for the Continuum of Care. It is a Subcommittee of the Jackson County Community Services Consortium (CSC). The CSC is a nonprofit currently made up of 49 member organizations and agencies. The Homeless Task Force developed and has been implementing the County's strategy to end chronic homelessness and has achieved many outcomes as a result of an organized community approach. The primary planning group for the Jackson County Continuum of Care is the Jackson County Homeless Task Force; The HTF, which is comprised of 32 public and private organizations that provide services in Jackson County, meets monthly. The Continuum of Care received McKinney Vento funds that were distributed among several agencies. This year \$314,266 funded four ongoing projects/programs: ACCESS's Woodrow Pines, the Home At Last Program, the Salvation Army's Hope House Transitional Shelter, and Community Work's Transitional Living Program for youth and teens. ACCESS., as the Community Action Agency for Jackson County, is also the designated lead agency by Oregon Housing and Community Services Department for administering many of these funds. In addition, Maslow Project received \$40,000 in McKinney Vento funds for their homeless youth programs this year. *The Southern Oregon Housing Resource Center maintains an online listing of affordable housing. The listing includes housing for low/moderate income, seniors and/or disabled, and families. ACCESS, Cascade Management, Medford Better Housing, Housing Authority of Jackson County, Neel Property Management and several retirement communities provide housing to persons with special needs.*

While funding is limited, these organizations continue to work towards increasing the number of units available to persons with special needs. In addition, the Housing Authority of Jackson County (HAJC) was awarded NSP2 funding as part of the Consortium, Housing Development Grant Program funding, and General Housing Assistance Program funding for a total of \$1,750,000 to acquire and rehabilitate foreclosed properties. A total of 23 units of permanent supportive housing for the homeless were purchased and rehabilitated with these funds. The HAJC partnered with Rogue Retreat to manage the 23 units. HAJC and Rogue Retreat will receive an additional \$520k over the next five years as subsidies for future tenants.

Homeless Task Force developed the Ten Year Plan to End Homelessness. The plan was released in June 2009. It involves six broad strategies, including the following:

1. Increase the stock of permanent, affordable and supportive housing for individuals and families you earn < 30% of the Area Median Income (AMI).
2. Increase agency coordination and service integration at all levels
3. Provide case management to help people maintain stable rental housing.
4. Provide financial assistance and life skills training to help people move into stable housing.
5. Develop and increase sustainable emergency/ transitional shelter options for youth.
6. Create and publish an annual report card on ending homelessness in Jackson County.

The Jackson County Homeless Task Force subcommittees and Core Work Group meet regularly including the Homeless Youth Task Force, Accessible Affordable Housing Subcommittee, and the Homeless Veterans Subcommittee. The subcommittees meet to:

- Identify and coordinate mainstream resources and avoid duplication
- Work cooperatively to fill gaps to decrease chronic homelessness
- Support each agency's efforts - one means is through implementation and collaboration of HMIS
- Plan coordinate and collaborate emergency, transitional and permanent housing strategies to maximize services
- Coordinate discharge planning
- Coordinate and develop parallel intake procedures eventually developing a client universal intake
- Conduct the prioritization process for HUD McKinney/Vento and cooperatively write Exhibit 1.

The third annual Project Homeless Connect, a large service oriented event held in June 2011 attracted hundreds of homeless youth, families and individuals. They received assistance with jobs, food, health and dental care as well as sleeping bags, pet vaccines and pet food and haircuts. This will continue to be an annual event for the community.

The Continuum of Care Planning Process

The Jackson County Homeless Task Force (HTF) is the Continuum of Care and the lead entity supporting the primary Continuum of Care planning process. This is the only entity that is actively involved in community-wide coordination of housing and services for the homeless in Jackson County, Oregon. One of the main focuses of the HTF is to enhance coordination of

existing homeless programs, conduct county-wide homeless assessments, identify gaps in both housing and services, and facilitate a process for filling those gaps. The Homeless Task Force coordinates agencies and activities directly related to homelessness.

A key element of the HTF role is to raise community awareness about who the homeless are and the issues they face. The HTF hold press conferences and media events to release the results of their studies.

Chronic Homelessness Strategy/Goals

Specific Actions Taken by (HTF)

Goal 1: Establish baseline figures for chronically homeless.

Agency representatives surveyed homeless persons who do not access the shelters and other services during this year's one night homeless survey counts conducted in January 2010. The One Night Homeless Survey took place on January 28, 2011 with 628 surveys representing 1034 people. Approximately 15% of those counted said that they were veterans.

Goal 2: Complete Countywide Affordable Housing Needs Assessment and Housing Inventory.

Jackson County completed a countywide housing needs assessment in April 2007. The City of Medford completed its housing needs analysis in May 2008.

Goal 3: Enhance Street Outreach for the Chronically Homeless.

The Maslow Project has two outreach workers for street outreach to homeless youth. They assist approximately 500 youth each year. Project Homeless Connect also reaches out to the chronically homeless each year.

Goal 4: Create an "Urban Rest Stop".

St. Vincent de Paul in Medford provides showers and laundry facilities for homeless persons as well as a transitional shelter.

Goal 5: Support the development of a nonprofit campground.

Goal 6: Increase the # of treatment beds for substance abuse and mental illness.

Goal 7: Increase the number of permanent supportive housing options available, possibly including single room occupancy units for people with disabling conditions or recovering from addiction.

Interfaith Care Community now has 60 beds for veterans funded with two of the target populations being Substance Abuse and Mental Health. Rogue Retreat received Housing Plus funds from the state of Oregon to purchase 8 units from Rogue Valley CDC to use as permanent supportive housing for homeless families and individuals. These units are fully rented. They received additional Housing Plus funds to purchase and renovate a group home that they were using on Riverside in Liberty Park. The renovated house has been completed and has 11 rooms which are being used as permanent supportive housing for homeless persons. The Housing Authority of Jackson County purchased 11 units with NSP2 and Oregon State funds and partnered with Rogue Retreat for additional permanent supportive housing units for the homeless.

Other Homeless Goals

Goal 1: Create an emergency transitional shelter for unaccompanied youth, ages 11-18. A new nonprofit, Hearts with a Mission, used its 2008/2009 CDBG funds to purchase a house and

renovate it to provide 17 beds as an emergency shelter for homeless youth. The house opened in the Fall of 2009 and has provided shelter for 152 teens.

Goal 2: Increase preventive services for youth and families at risk of homelessness.

ACCESS was able to provide homeless eviction prevention funding to 63 households, long term rental subsidy assistance to 1 household, rental assistance to 6 households, and refundable security assistance to 269 households over the past program year. Assistance was also provided to house 40 homeless households.

The Maslow Project, in partnership with Medford School District 549(c) continued the services of its Youth Service Integration Center. The drop-in center moved to a larger facility which includes showers, a washer and dryer, clothes closet and food pantry. This past year, it was funded with City of Medford CDBG dollars, McKinney Vento grant funding through the Medford School District as well as private foundation funding through the Walker Fund. The Community Health Center and Community Works are partnering with the Maslow Project, providing health care and mental health counseling services. This past year, more than 829 youth were assisted.

Goal 3: Increase community and elected official awareness of homelessness: who are the homeless, why, what homelessness means to disabled individuals and families, the impact homelessness has on the greater community, and what can be done about it.

A county-wide planning group including elected officials and agency representatives met to develop the Ten Year Plan to End Chronic Homelessness. The Plan was rolled out in June 2009 as part of the first ever Project Homeless Connect event. The third annual Project Homeless Connect event was held last summer and attracted hundreds of homeless persons who were offered all kinds of services including haircuts, pet care, dental and health care, etc.

Goal 4: Work with other housing interests to plan and implement a regional workforce housing conference.

The Southern Oregon Workforce Housing Summit was held on February 21, 2006 with over 200 participants from Jackson, Josephine and Curry Counties.

Goal 5: Maintain a community focus on the need for handicap accessible housing.

The Housing Authority of Jackson County administers a county-wide homeowner repair program and the City Homeowner Repair program that promotes ADA modifications. Four households were assisted with funding this year to provide handicap accessibility.

Remaining Obstacles to Achieving These Goals:

1. Chronic Unemployment and Underemployment:

The Medford MSA and the Jackson County unemployment rates in June 2011 were 11.4% which was slightly less than the rate of last year at that time and above both the state (9.2%) and national average (9.0%). In the 2011 Community Needs Assessment, 55 percent of those served stated they were unemployed.

2. Low Wage Jobs without Benefits:

As new jobs are added, they tend to be low-paying jobs with few, if any benefits. In 2011, the median income increased to \$57,700 in Jackson County compared to the State of Oregon median

income which was \$72,093 (family of four). Of those surveyed in the Community Needs Assessment, 44% are families with children and 84% surveyed lived in poverty. In 2000, 64% of female heads of households with children under 5 lived in poverty while the state average was 47%.

3. Low Fixed Incomes:

People with disabilities, seniors and families on TANF all receive fixed incomes, which are substantially below poverty level. They require other benefits, such as Food Stamps, Oregon Health Plan, child care and housing subsidy assistance in order to survive. Approximately 18% disabled, 31% seniors and 21% female head of households received assistance through a program funded with City of Medford CDBG dollars during 2010/2011.

4. Shortage of Affordable Housing:

Housing Choice Vouchers are through the Housing Authority of Jackson County which currently is assisting 1841 families in Jackson County. They have 14 IDAs. In 2011, 294 people responded that the reason that they were homeless was that they couldn't afford to pay rent. A majority of those homeless persons surveyed in the 2011 survey (28%) cited their inability to afford rent as the primary reason that they were homeless.

5. Shortage of Accessible Affordable Housing:

People with accessibility needs, due to disability, meet further barriers when it comes to finding housing that accommodates their requirements.

6. Education Issues:

Just as low levels of education are linked to poverty, they are also linked to homelessness. Individuals who drop out of high school are more likely to have low-paying jobs, and are therefore more susceptible to a declining economy and rising costs. The drop out rate in Medford and Jackson County is extremely high. In the Medford School District, approximately 5.6% of all students dropped out. The Hispanic drop out rate Medford was approximately 5%. The Jackson County Commission on Children and Families is focusing its resources on truancy issues over the next couple of years.

7. Health Issues:

Unmet medical needs lead to chronic illness. People living in poverty can become chronically "un-healthy," making them even more susceptible to acute illness and disease for which they do not have the means to obtain adequate medical treatment. The current economic climate has increased the number of persons without affordable access to health care.

8. Substance Abuse and Mental Illness:

Every stage along the Continuum of Care is impacted by the fact that a high proportion of homeless individuals suffer from substance abuse and/or mental health issues. Based on the 2011 Homeless Survey, 10.1% of those surveyed reported that drug/alcohol was a major reason for their homelessness and another 5.6% reported that mental health issues played a major role.

9. Domestic Violence:

Domestic violence contributed to the homelessness of 106 people in Jackson County counted in the 2011 survey, which was an increase over last year.

10. Poor Credit Histories:

Forty-seven people or 2.4% surveyed in the 2011 Continuum of Care Homeless Survey cited poor credit as a cause of their homelessness.

11. Loss of Housing Due to Eviction:

Stabilizing people in existing housing is far more cost-effective than finding homes for them once they become homeless. Eviction is another stage in the spiral into homelessness for many

individuals and families. Ninety-five (4.8%) of those surveyed in 2010 had been evicted by their landlord.

D. Other Actions

1. Actions to address obstacles to serving the underserved – The primary obstacle to serving the underserved continues to be a lack of available resources, especially monetary resources. In 2010/11, the eligible requests for CDBG funds exceeded the amount available for capital improvements by over \$500,000. Requests for operating grants during the 2010/11 program year totaled nearly \$184,000 and only \$101,137,000 was available from CDBG funds. The significant reduction in CDBG entitlement funds reduced the funding available to assist the underserved.

Some actions taken to serve the underserved needs of the city included providing for the needs of low-income children, seniors and those with disabilities. Low income children were served through the Maslow Project. Seniors were served primarily through the Medford Senior Center. More than 32 of the low income individuals assisted through CDBG during the past program year were senior citizens. Another 25% receiving program assistance through CDBG were female head of households. Approximately 21% served were with disabilities. The Senior Center and On Track also assisted that population with advocacy programs. The Center for NonProfit Legal Services, through General Fund grant money, assisted clients that have mental and physical needs or who face language and cultural barriers with survival needs: food, shelter, medical care, protective services, etc. The Children's Advocacy Center served abused and neglected children with medical exams, counseling, and advocacy. The Rogue Valley Council of Governments assists seniors and adults with disabilities with meals, in-home care, case management, information and follow-up services.

Fifteen percent (15%) of the CDBG funds went to serve the needs of the city's Hispanic population, which make up approximately 10% of the overall population. The city's Cultural Outreach Coordinator sits on the Hispanic Interagency Committee, a networking organization of more than 45 agencies, organizations and businesses serving the Latino community in Jackson County. The City's Cultural Outreach Coordinator also continues to work with the Hispanic population on issues related to domestic violence, gang prevention, hate crime issues and other resources available to the Hispanic population.

2. Foster and maintain affordable housing - The City of Medford provided funds to the Housing Authority of Jackson County (HAJC) for the city's Homeowner Repair Program. This program provides no interest loans to low-income homeowners for emergency repairs to their homes, which helps to maintain the affordable housing stock in the City. The City supported the Housing Authority of Jackson County on the Canterbury Hills low-income housing project. Forty-eight low-income rental units are under construction at Canterbury Hills. The Housing Authority of Jackson County purchased six acres with State NSP funds for an affordable housing project.

3. Eliminate barriers to affordable housing - The City of Medford established a Regulatory Barriers to Affordable Housing Task Force which completed a report offering recommendations as to removal of local barriers to affordable housing. One of the primary barriers to providing affordable housing has been affordable and properly zoned land that is close to existing services.

The city allows accessory dwelling units (ADUs) in conjunction with all existing single-family residences. The city also has in place a Vertical Housing Development Zone in its central business area to provide a tax incentive to create more affordable housing in the downtown.

4. Overcome gaps in institutional structures – The City of Medford provides operating grants, known as City General Fund Grants, to human service agencies providing services to low-income persons in the city. These funds are intended to fill gaps between the agencies' funding needs and that which is provided by other funding sources. In 2010/11, the city provided \$275,000 in operating grants from the general fund, and \$96,137 in operating grants from the Community Development Block Grant fund. This provided a total of \$371,000 in operating grants to 22 agencies involving 35 separate programs providing social and health services primarily to low-income residents of Medford.

5. Public housing resident initiatives – The Housing Authority of Jackson County provides public housing and operates a Family Self-Sufficiency Program. Under this program, households are given incentives to achieve self-sufficiency. They are expected to work towards self-sufficiency so they no longer need public assistance by the end of their contract period. Those persons involved in this initiative are designated as the Housing Authority's Resident Advisory Board. The Housing Authority of Jackson County offers a home purchase option using its Housing Choice Vouchers to pay mortgage payments for qualified participants. This past year, four households used these vouchers for homeownership.

6. Evaluate and Reduce Lead-based paint hazards – During the 2010/2011 program year, the City continued to monitor subrecipients for compliance with lead-based paint regulations. The Housing Authority of Jackson County offered a lead safe practices training for the contractors working on the rehabilitation projects. All homeowners participating in the Homeowner Repair program received educational information about lead based paint as part of their informational packets.

The Housing Authority of Jackson County provides brochures on lead based paint hazards to all those persons in rental housing owned or managed by the Housing Authority that was built prior to 1978. This averages 25 to 30 clients a month. HAJC also offers workshop for contractors on lead based paint issues and safe work conditions.

6. Enhance Coordination: Coordination between public and assisted housing providers, health providers and service agencies along with municipal and county governments continues to occur through a variety of venues. A number of housing providers include service components for the residents of their housing projects. Along with the Homeless Task Force, there is a Jackson County Community Services Consortium, which advocates for the delivery of affordable, accessible and quality community services in Jackson County and provides a networking structure for agencies.

The Hispanic Interagency Committee serves as a networking vehicle and advocate for the provision of services to the Spanish speaking community. The Cultural Outreach Coordinator attends these monthly meetings and promotes city services through outreach and awareness. The Southern Oregon Housing Resource Center serves as a clearinghouse for housing programs in

Jackson County. ACCESS, in partnership with the Housing Authority of Jackson County, has been named by the State of Oregon as a housing resource center to serve as an information clearinghouse for all housing related issues and data. Program income derived from State-funded CDBG projects in Jackson and Josephine Counties will be funneled through this organization as well. The Assistant to the Deputy City Manager serves on its advisory board.

The City of Medford's Housing and Community Development Commission addresses issues relating to housing accessibility and affordability within the city. Serving in an advisory capacity to City Council on housing issues, they act as a focal point for all housing related issues for the city.

7. Compliance and Monitoring - The City of Medford is responsible for monitoring funds that it receives from HUD, which are limited to the Community Development Block Grant and now the Neighborhood Stabilization Program funds which come to the city through Oregon Housing and Community Services. City staff are responsible for overseeing the use of CDBG funds. The City maintains a close working relationship with grant subrecipients. Quarterly financial and beneficiary reports are required of all public service agencies receiving CDBG funds. Annual beneficiary reports are required of all recipients of capital grants. All capital projects are administered under procurement standards governed by OMB Circular A-110 for non-profits. Federal Labor Standards are adhered to for all capital projects as well.

In addition to reviewing all sub-recipient draw down requests, program and financial reports; the city assesses all of its subrecipients. The purpose of this assessment is to identify which subrecipients will require comprehensive monitoring during the program year. Monitoring also involved numerous telephone conversations and working with subrecipients throughout year. Staff continued to review and monitor grantee performance report information as it came in from the subrecipients.

8. Reduce the number of families in poverty-While the city does not have direct control over the household income of families, it is hoped that by funding programs that provide services to low-income families, it will reduce the number living in poverty-induced situations.

E. Leveraging Resources

The City of Medford continues to leverage general fund dollars to supplement CDBG funds to meet the housing and neighborhood development needs of the community. In addition, the city considers the ability of subrecipients to leverage other local, state, and federal funding to complete their projects or continue their programs when considering providing CDBG funds to them. All of this year's subrecipients leveraged funds from sources outside the city to provide on-going programs and to complete their projects.

In 2010/11, the city used \$275,000 from the general fund to leverage \$101,137 in public service grants from the Community Development Block Grant (CDBG) fund. Combined, these funds were used to supply \$376,137 in operating and program grants to agencies providing health and

human services to low-income households and persons in the city. There was \$2,712,370 in federal, state and private funds leveraging \$576,857 in CDBG funds over the past year.

F. Citizen Comments

Notice of a 15-day public comment period was published in the *Mail Tribune* for the Consolidated Annual Performance and Evaluation Report (CAPER) beginning in October 23, 2011 and will end November 6, 2011. A draft CAPER was available on the city's website for review and comment. No comments were received during the comment period. A public hearing will be held on December 1, 2011 and all comments will be included in the CAPER.

G. Self-Evaluation

The overall goal of the City of Medford's Consolidated Plan is to develop a strong self sustainable community by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Most activities are on schedule and our major goals are on target.

Timeliness

The City of Medford's timeliness standard was 1.11 times the PY 2010 grant of \$674,292 in May 2011. Two capital improvement projects were behind schedule resulting in approximately \$230,000 in CDBG funds. These projects are now underway and expected to be completed by the end of 2011. The majority of the City's CDBG projects were on schedule. In addition, approximately \$11,500 in First Time Homebuyer funds are unspent and will be expended by the end of December 2011 as well.

Barriers

The barriers that may have a negative impact on the City of Medford's ability to fulfill its strategies and achieve the overall vision are primarily market driven. Although the current mortgage crisis has helped to drive down the inflated cost of housing in the Rogue Valley, the affordability and availability of developable land is still a big issue. Land that is available tends to be infill or land that would require redevelopment. This adds to the overall cost of a housing project. Neighborhood Stabilization funds have assisted in purchasing land to develop affordable housing, but financing continues to be a barrier in the construction phase. The other barrier is the lack of organizations or entities with the capacity to develop affordable housing.

To meet the microenterprise strategy, an organization needs to exist that will provide business counseling and provision of loans to very small businesses. With the demise of Southern Oregon Women's Access to Credit, there is currently a gap involving resources and services for the microenterprise business. However, the Southern Oregon Small Business Development organization is counseling and providing assistance to microenterprises.

Accountability

Draw downs had been made throughout the year, however due to staff shortage issues, regularity has decreased. The City has taken measures to alleviate the staffing shortage issues and is now fully staffed. When a sub-recipient requests payment from CDBG, the sub-recipient is asked to

submit a standardized voucher stating the total budget and expenditures to date with receipts to verify expense. Both the Grants Division and Finance Departments monitor this information to make certain that the sub-recipient's records and the city's records agree.

During the 2010/11 program year, 9.43% of the city's entitlement was expended for administration. This was in part due to staff shortages in the City. The City is now fully staffed. The City expended 15% of its entitlement for Public Services.

H. Monitoring

The City Manager's Office staff monitors its programs during the program year via phone calls and reviews of files and documentation. Grant disbursements were made in a timely manner. Actual expenditures did not differ from letter of credit disbursements. The funding for both the Homeowner Repair program was fully utilized over the past program year. The First Time Homebuyer Program should be fully expended by the end of 2011. Both these programs had suffered lag times in previous program years.

III. Relationship of Use of CDBG Funds to Goals and Strategies of the Consolidated Plan

The use of CDBG funds in program year 2010/2011 addressed a number of the high priority needs outlined in the *Consolidated Plan*.

The City of Medford has met its coordination goals as outlined in the *Consolidated Plan*. The Assistant to the Deputy City Manager monitors the city's CDBG and Grants programs. Neighborhood Revitalization and Housing programs are being administered through the City Manager's Office and have led to a concerted and coordinated effort to ensure that the needs of the city's low income, special needs populations and homeless are met and that neighborhoods and housing are safe.

1) The City of Medford continues to leverage general fund money to supplement CDBG funds to meet the needs of the community. In addition, the city considers the ability of subrecipients to leverage other local, state, and federal funding to complete their projects or continue their programs when considering providing funds to them. All of this year's subrecipients leveraged funds from sources outside the city to provide on-going programs and to complete their projects.

2) During the 2010/11 program year the city provided Certificates of Consistency with the Consolidated Plan for the following projects:

<i>Name of Applicant</i>	<i>Project Name</i>	<i>Location of Project</i>	<i>Program applied to</i>
Continuum of Care	ACCESS – Woodrow Pines	1090 Woodrow Medford, OR 97504	Homeless Assistance Programs

Continuum of Care	RVCOG/DASIL	Scattered locations Medford, OR	Home at Last
Continuum of Care	Salvation Army Medford Citadel Hope House	304 Beatty, Medford OR	Supportive Housing Program
Continuum of Care	Community Works	900 E. Main St. Medford, OR 97501	Transitional Living Program
Housing Authority of Jackson County	Five Year and Annual PHA Plan	2251 Table Rock Road, Medford OR	
ACCESS	Mortgage Modification & Mortgage Scams Ass. Housing Counseling	3630 Aviation Way, Medford, OR 97504	HUD Housing Counseling Program

3) There is no evidence that the City hindered Consolidated Plan implementation by action or willful inaction.

- All CDBG funds were used exclusively to meet one of the three national objectives. Specifically, all CDBG funds were used to benefit low/mod income residents of Medford. All infrastructure improvements were either completed within a Census Block Group which includes more than 51% low/mod income households according to the 2000 census or an income survey was completed which verified that at least 51% of the residents who will receive an area benefit from the use of CDBG funds are low/mod income.

Those programs which provide services to low/mod income clients are either based on a presumed benefit or the agency providing the benefit is required to maintain income verification for each of its clients and provide the city with data quarterly which indicates that at least 51% of its clients qualify as low/mod. Where children are the beneficiaries of services, no children who are considered wards-of-the-court are allowed to be counted as low/mod income clients.

- All homes rehabilitated through the Housing Authority’s emergency repair program were occupied during the repairs and no displacement occurred.
- CDBG funds were not used to fund economic development activities during the 2009/10 program year.

Many activities showed unspent funds at the end of the program year. Several subrecipients spent funds during the program year, however turned in their reimbursement requests along with the performance reports in July. Therefore, the funds were not drawn down during the program year. The City requested reports and reimbursement requests from all recipients prior to year end, however several requested were received after June 2011. In addition, two large projects, Community Health Center and Medford Senior Center are not completed. They are scheduled for completion by December 2011.

**Table 2A
Priority Housing Needs/Investment Plan Table**

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	710
		31-50%	H	771
		51-80%	H	1004
	Large Related	0-30%	H	157
		31-50%	H	207
		51-80%	M	265
	Elderly	0-30%	H	417
		31-50%	H	640
		51-80%	M	405
	All Other	0-30%	M	697
		31-50%	M	422
		51-80%	L	703
Owner	Small Related	0-30%	L	152
		31-50%	M	143
		51-80%	M	234
	Large Related	0-30%	L	149
		31-50%	H	292
		51-80%	H	715
	Elderly	0-30%	M	273
		31-50%	H	284
		51-80%	L	732
	All Other	0-30%	L	143
		31-50%	H	205
		51-80%	H	489
Non-Homeless	Elderly	0-80%	M	105
	Frail Elderly	0-80%	M	43
	Severe Mental Illness	0-80%	H	72
	Physical Disability	0-80%	M	69
	Developmental Disability	0-80%	M	41

Special Needs	Alcohol/Drug Abuse	0-80%	H	112
	HIV/AIDS	0-80%	L	23
	Victims of Domestic	0-80%	H	35

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal	Yr. 1 Goal	Yr. 2 Goal	Yr. 3 Goal	Yr. 4 Goal	Yr. 5 Goal
	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>
Renters						
0 - 30 of MFI	215	20/26	50	45	50	50
31 - 50% of MFI	220	30/9	40	60	50	40
51 - 80% of MFI	130	40/2	20	20	20	30
Owners						
0 - 30 of MFI	5	1/1	1	1	1	1
31 - 50 of MFI	40	10/4	10	5	10	5
51 - 80% of MFI	55	10/8	10	12	13	10
Homeless*						
Individuals	40	5/5	10	10	10	5
Families	75	10	15	15	15	20
Non-Homeless Special Needs						
Elderly	20	5/6	4	5	4	2
Frail Elderly	5	1	1	1	1	1
Severe Mental Illness	10	2	2	2	2	2
Physical Disability	5	1	1	1	1	1
Developmental Disability	0	0	0	0	0	0
Alcohol/Drug Abuse	25	5	5	5	5	5
HIV/AIDS	0	0	0	0	0	0
Victims of Domestic Violence	20	4	5	6	5	0
Total	865	144/61	174	188	187	172
Total Section 215						
215 Renter						
215 Owner						

* Homeless individuals and families assisted with transitional and permanent housing

**Table 2A
Priority Housing Activities**

Priority Need	5-Yr. Goal	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	50	0/0	0	50	0	0
Production of new rental units	100	0	25	75	0	0
Rehabilitation of existing rental units	147	26/0	46	25	25	25
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	60	12/13	12	12	12	12
Homeownership assistance	10	2/5	2	2	2	2
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						
Rehabilitation of existing rental units	0/26	0/26	0	0	0	0
Direct Homeownership Assistance	0/15	0/15	0	0	0	0
Acquisition of existing rental units	0/11	0/11	0	0	0	0

APPENDIX: TABLE 3A

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1.1	First Time Homebuyer Assistance Program	CDBG	households	2010	2	5	250%
				2011	2		
				2012	2		
				2013	2		
				2014	2		
				MULTI-YEAR GOAL		10	5
DH-2 Affordability of Decent Housing							
DH-2.1	Home Repair Program	CDBG, private	households	2010	12	13	108%
				2011	12		
				2012	12		
				2013	12		
				2014	12		
				MULTI-YEAR GOAL		60	13
DH-2.2	Rehabilitation of low-income apartment complexes owned by Housing Authority of Jackson County, ACCESS, Pacific Retirement Services: ~ Grand Hotel; Elk Street; Crater Lake Ave.; Royal Apartments; 11 th Street; Glen Ridge Terrace; Manzanita Street	NSP, local, private, Urban Renewal, SuperNOFA, General Housing Assistance Program, Housing Development Grant Program	households	2010	26	26	100%
				2011	46		
				2012	25		
				2013	25		
				2014	25		
				MULTI-YEAR GOAL		147	26

DH-2-3	Increase the supply of safe, decent and affordable rental units for low income persons. <ul style="list-style-type: none"> • Sky Vista • Stevens Place • Maple Terrace • Other? 	HOME,LIHTC,CFC, NSP	units	2010	0	26	
				2011	25		
				2012	75		
				2013	0		
				2014	0		
MULTI-YEAR GOAL				100	26	26%	
Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1	Improve the accessibility of a public service agency providing safety net services	CDBG	persons	2010	100	0	0
		Private, foundation		2011	120		
				2012	25		
				2013	0		
				2014	25		
MULTI-YEAR GOAL				270	0	0	
SL-1.2	Hope House Transitional Shelter Expansion Project- acquisition of land and development of infrastructure	CDBG		2010	12	12	0
		Private		2011	0	0	0
				2012	0	0	0
				2013	0	0	0
				2014	0	12	100%
MULTI-YEAR GOAL				12	12	100%	
SL-1.3	Children's Advocacy	CDBG	persons	2010	200	738	369%
		Private, foundation		2011	200		
				2012	225		
				2013	300		
				2014	300		
MULTI-YEAR GOAL				1225	738	60%	

SL-1.4	Community Health Center	CDBG Private, foundation	persons	2010	3000	2577	86%
				2011	3000		
				2012	0		
				2013	0		
				2014	0		
				MULTI-YEAR GOAL			
SL-1.5	OnTrack, Inc.	CDBG Private, foundation	persons	2010	105	441	420%
				2011	70		
				2012	110		
				2013	80		
				2014	75		
SL-1.6	Maslow Project Youth Service Integration Center	CDBG Private, foundation	persons	2010	400	829	207%
				2011	400		
				2012	400		
				2013	400		
				2014	400		
				MULTI-YEAR GOAL			
SL-1.7	DASIL Community Center for Disabled and Homeless persons	CDBG Private, foundation		2010	250	1260	504%
				2011	300		
				2012	325		
				2013	350		
				2014	400		
				MULTI-YEAR GOAL			
SL-1.8	Medford Senior Center	CDBG Private, foundation		2010	900	1041	116%
				2011	900		
				2012	900		
				2013	900		
				2014	900		
				MULTI-YEAR GOAL			

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
NR-1 Neighborhood Revitalization							
NR-1.2	Neighborhood Development projects Street trees Streetlights Neighborhood beautification Code education	General Fund	persons	2010	100	26	26%
				2011	125		
				2012	100		
				2013	50		
		2014	25				
MULTI-YEAR GOAL				400	26	7%	

TABLE 3B

Grantee Name: City of Medford Program Year- 2010/11	Expected Annual Number of Units to be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Homeless households				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	12	13	X	<input type="checkbox"/>		
Homebuyer Assistance	0	5	X	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	12	18	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance				<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS						
Annual Rental Housing Goal			X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	12	16	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	20	34	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>