

City of Medford Oregon



Consolidated Annual Performance and Evaluation Report (CAPER)

2013 Program Year

Parks and Recreation Department
701 N. Columbus Ave.
Medford, OR 97501
(541) 774-2408

October 2014
(Revised 1/14/15)

TABLE OF CONTENTS

Executive Summary Page 3

I. Summary of Resources and Distribution of Funds..... Page 3

II. Narrative Statements to Accompany CAPER..... Page 4

 A. Assessment of Five Year Goals and Strategies Page 4

 B. Affirmatively Furthering Fair Housing..... Page 15

 C. Continuum of Care..... Page 20

 D. Other Actions Page 25

 E. Leveraging resources Page 28

 F. Citizen Comment Page 29

 G. Self-Evaluation Page 29

 H. Monitoring Page 30

III. CDBG Program Page 30

 Relationship of Use of CDBG funds to Goals and Strategies Page 30

IV. Other Attachments..... Page 32

 Summary of Specific Annual Objectives (Table 3A)..... Page 35

 Annual Housing Completion Goals (Table 3B)..... Page 39

 Public Notices..... Page 40

 City Council Meeting Minutes.....Page 41

EXECUTIVE SUMMARY

The City of Medford recently completed our fourth year of the 2010-2014 Consolidated Plan for Housing and Community Development during the 2013 program year. The following activities were funded with Community Development Block Grant dollars:

- Completion of 15 home repair projects throughout the City of Medford, administered by the Housing Authority of Jackson County; with three of them being in the targeted Washington Revitalization Neighborhood and one in the McLoughlin District.
- Two homes were rehabilitated and sold to low income homeowners through Habitat for Humanity with NSP 3 funds.
- Provided first-time homebuyer down payment assistance through ACCESS to five households.
- Fifty-eight people were assisted with up to three months of rent through St Vincent de Paul's Rental Assistance Program.
- One-hundred fifty-four citizens were provided vital safety net services through the Goodwill Industries of Southern Oregon's Steps for Success Program.
- Capital improvement funding was provided to the Medford Senior Center to provide safety net services to 1,808 senior citizens through substandard facility renovation.
- Six households residing at The Arc of Jackson County were provided decent housing through substandard apartment rehabilitation.
- Operational funding was provided to the Children's Advocacy Center; serving 455 residents of Medford with crisis intervention and child abuse services.
- Operational funding for the Maslow Project to provide outreach services to 1,503 homeless youth and their families.
- Operational funding for RV Manor Community Services to foster the lives of 40 senior citizens through the Foster Grandparent Program.
- Construction of a new community park; Liberty Park, was completed in a low/moderate-income target neighborhood.
- Capital Improvement funding was provided for the renovation of one existing low/moderate C income Neighborhood Park: Union Park.

There were 5,309 low/moderate-income persons and 76 households who benefited from programs and activities funded through the 2013 CDBG Program.

A draft copy of this report is available for comment at Santo Community Center and on the City's website. The comment period began on October 1, 2014 and will end October 15, 2014. A public hearing will be held on October 16, 2014 to obtain citizen input and Council approval of this report.

I. Summary of Resources and Distribution of Funds

The City of Medford's 2013 CDBG funding allocation was \$567,833 with \$466,891 in unexpended funds from the previous year plus \$73,288.86 in program income. The \$567,833 entitlement was fully committed to the following: \$369,093 to capital improvements, \$85,174 to

public services, and \$113,566 to administration. A portion of the unexpended funds from the previous year were still committed to the same projects, but were unspent at the end of that program year. Another portion of unexpended funds from the previous year were allocated to different projects and the planned project was cancelled via a substantial amendment to the Action Plan. Of the \$57,488.86 in program income from the Homeowner Repair Program, \$47,488.86 was committed back to the program and \$10,000 was retained for use under administration to complete the 2015-2019 Consolidated Plan. The \$15,000 in program income from the First Time Homebuyer Assistance Program was allocated back to the program. The City's expenditures during the reporting period were \$898,971.05. This amount included funds that were expended on 2013 projects, 2012 uncompleted projects drawn in the 2013 program year and 2013 program income. One large capital improvement project from 2013 did not have any funds expended due to unresolvable land acquisition issues. This project will be completed and included in next year's report. One-hundred percent 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 2013/2014 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 2010-2014 Consolidated Plan for Housing and Community Development followed by implementation activities undertaken during the 2013 program year. The breakdown of CDBG funding includes \$20,740 in youth services, \$22,500 in abused/neglected children services, \$13,934 in employment and life skills training, \$9,000 in public service activities, \$19,000 in subsistence payments, \$452,506 in development and renovation of neighborhood facilities and \$383,478 towards housing activities, of which \$183,478 was direct homeownership assistance; both figures include carryover funds from the previous year. Also, \$10,000 of program administration funding went towards development of the 2015-2019 Consolidated Plan. 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 housing safety through reduction of lead based paint hazards 3) Improve the ability of homeowners to maintain their properties.

Project 1: Fifteen homes throughout the City of Medford were rehabilitated through the **Homeowner Repair Program**; helping maintain housing currently owned by lower income homeowners. The Housing Authority of Jackson County received \$200,000 in new CDBG funds and \$47,488.76 in program income for the 2013 program year. Three homes were located in the target area of the McLoughlin District and one in the Washington Neighborhood. Seven homes were rehabilitated to Energy Star efficiency; two were made lead compliant, two ADA accessible and four served elderly households. Funds were used citywide for the program and promoted through newsletters, newspaper articles and on both the City's and Housing Authority of Jackson County's website.

Project 2: **The Arc of Jackson County** received \$48,406 in 2013 CDBG funds for the rehabilitation of six apartments. Rehabilitation included roof replacement, new windows and installation of new refrigerators, microwaves and stoves. Six extremely low-income households residing at The Arc of Jackson County were provided decent housing through this substandard apartment rehabilitation. The project was not completed during the 2013 program year but is expected to finish during the 2014 program year.

STRATEGY 1-2 Increase the supply of affordable, safe and code compliant rental and/or homeowner housing for low/moderate income households.

Objective: Provide assistance to acquire land and/or improve infrastructure in support of new affordable housing.

Project 1: Habitat for Humanity was awarded \$150,000 in 2013 CDBG carry forward funds to acquire land with the potential of providing 8-10 new affordable homes. Due to contractual issues presented by the seller, the property was not a viable option. Habitat for Humanity is in the process of resolving this through the identification of a new project location and request for substantial amendment to the 2013 Action Plan.

Project 2: The **Housing Authority of Jackson County** completed construction of a 50-unit housing complex in east Medford; Cherry Creek, which provides housing to low-income residents and is fully occupied.

Project 3: Habitat for Humanity rehabilitated and sold two homes to low-income homeowners during the 2013 program year. Both homes were purchased during the previous program year and funded through the NSP3 program. The first home utilized \$3,015 of NSP3 funds to provide running water and heat to a family that purchased the home in August of 2013. The second home utilized \$32,762.57 to finish a partially remodeled foreclosure home the sold to a single mother of two children in May of 2014. The owner plans to utilize the existing unattached garage for a home daycare business.

Project 4: The **Housing Authority of Jackson County** acquired property from the **City** during the prior year in the downtown area through successful negotiations with City Council. Construction of a 50-unit complex in this area will provide convenient, affordable housing to low/moderate income residents and those persons and families with special needs.

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 City partnered with the **Housing Authority of Jackson County** and traded property in East Medford for property in the downtown area. This will provide a 50-unit low/moderate income housing complex. The successful outcome of these negotiations will positively impact alternative modes of transportation and connectivity for residents as a result of access to services provided in the downtown transit oriented district.

Project 2: In 2012, City Council adopted code amendments and updated the Southeast Plan of the Neighborhood Element of the Comprehensive Plan that will allow the adoption of a Master Plan for the Southeast Medford Transit Oriented District (TOD). A Master Plan needs to be adopted to allow zone changes in the Commercial Core. The Master Plan is expected to be reviewed for approval by Council in December, 2014. The area surrounding the Commercial Core is planned for high density housing convenient to transit, pedestrian, and bicycle paths. The City Council also purchased additional land in the area to provide parkland and a greenway path that will provide a path from the TOD west to downtown Medford and east to parkland on the far east side of the City.

Project 3: The City continues work 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. The City has partnered with the University of Oregon Sustainable Cities Initiative to develop infill standards that will encourage high-density and transit oriented development in both the West Main TOD and on a redevelopment site on East Main Street near a historic district. Work on both projects began during the 2013 program year with the East Main Street project completed prior to program year-end.

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 for home purchases.

Project 1: The City of Medford First-Time Homebuyer Assistance Program provides no interest loans for up to 50% of the down payment and closing costs for low/moderate income households to purchase their first home within the City of Medford. The program is administered by **ACCESS**; and during the 2013 program year, assisted three households.

Project 2: Homebuyer Education Classes - During 2013, ACCESS provided 4 live “Realizing the American Dream” classes and an online version, “eHome America” to 79 potential first time homebuyers. Of this number, 44 lived in the City of Medford. Homebuyer education classes assist low to moderate income first time homebuyers to determine what type of loan programs they may qualify for and what they need to do to become “mortgage ready” and purchase their first home. These classes also educate potential first time homebuyers of scams and how to avoid being taken advantage of by knowing the right questions to ask.

Project 3: Lender/Realtor Training – ACCESS provides lender/realtor training annually. On February 4, 2014, the “Let Us Help You Help Your First-Time Homebuyers” workshop was held at the ACCESS Homeownership Center and provided over 75 real estate professionals with current up to date information on loan programs and down payment assistance programs to assist low to moderate income first time homebuyers.

Project 4: Homebuyer and Credit Counseling -During 2013, ACCESS provided credit counseling and homebuyer counseling to 98 prospective homebuyers in Jackson County. Of these, 54 were living in the City of Medford. Their homebuyer and credit counseling program assists low to moderate income first time homebuyers by helping to identify particular hurdles and obstacles to homeownership and working with the client to develop an action plan that will address those hurdles. The three main hurdles to homeownership that ACCESS has reported are poor credit history, lack of savings for down payment and closing costs and not knowing what loan programs and other services-like down payment and closing cost assistance- they may be eligible for.

Project 5: Down Payment and Closing Cost Assistance: ACCESS provided five different types of down payment and closing cost assistance programs including the CDBG program for the City of Medford. Thirty-three low to moderate income, first-time homebuyers were assisted with down payment and closing cost assistance in Jackson County; 14 purchased their first home in the City of Medford. Five households used the City of Medford down payment assistance program for a total of \$42,442.08 in CDBG program funds. Eleven additional Medford families were assisted with other down payment assistance funding.

Project 6: Individual Development Accounts (IDAs): During 2013, ACCESS partnered with Housing Authority of Jackson County and Neighborworks Umpqua to provide the “DreamSavers Individual Development Account” for participants to be able to increase assets with matched savings account and financial education and coaching/counseling to help achieve their goal. Three savings tracks were provided to assist savers achieve the goal of homeownership, paying for higher education or starting or expanding a small business; 53 participants in Jackson with 20 residing in Medford were served. Of those 20 savers; five were saving for higher education, three to start or expand a small business and 12 to purchase their first home. During this time frame, four savers successfully graduated from the program and purchased a home in the City of Medford

Project 7: Bank of Cascades launched a new home loan program for people whose credit was damaged during the recession. **The New Beginnings Home Loan Program** offers those who

have lost jobs, experienced income loss, underemployment after job loss, reduction of wages or hours, a medical/health-related event or death the opportunity to purchase a home.

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: The **City of Medford** promotes fair housing through community education outreach. Fair housing and predatory lending practice information is communicated through brochures and posters that are made available throughout City Hall. The number of citizens that benefit from these activities and information is difficult to determine; however, approximately 250 people per day visit City Hall and have access to this information. It is estimated that approximately 200 brochures are picked up from City locations, annually.

Project 2: **ACCESS** provides both educational classes/workshops and individual credit and housing counseling to assist low to moderate income individuals and families achieve their housing related goals. Clients are educated on Federal, State and local Fair Housing Acts. Each client receives a packet and offered individual counseling sessions that include information from the Fair Housing Council of Oregon on fair housing laws and contact information on how to make a complaint. The Homeownership Center intake phone line also screens for fair housing complaints and refers clients to the Fair Housing Council of Oregon hotline.

Project 3: **ACCESS** provides a live homebuyer education class; “Realizing the American Dream,” which is offered quarterly at Rogue Community College. They also offer the class online at www.ehomeamerica.org. Both formats satisfy the requirements from HUD to be considered “Certified Homebuyer Education”

Project 4: **Goodwill Industries of Southern Oregon** received \$13,934 in operational funding through the CDBG program. Their Steps to Success – Family Strengthening Program consists of three phases designed to help families move from being “in-crisis” to stability over the course of three years. The first phase is stabilization, second is financial security and third is learning how to maintain the stability created through assets and employment. During 2013, Goodwill served a total of 77 persons with 28 living in the City of Medford. Services included 42 one-on-one visits with a program specialist and seven in-home parenting efforts. The job connection center was utilized by three individuals to look for employment, advance their career or expand their skills through online tutorials.

Project 5: The Center for Nonprofit Legal Services provided services to low-income clients relating to family law, housing, consumer matters, elder issues, benefits, predatory lending and immigration. Housing activities included education and defense of legal rights to fair housing and reasonable accommodations. Local government, state and foundation funding allowed them to accept 780 cases during the program year. They served 50 homeowners; which included tenants, through the new foreclosure defense program titled, “Home Foreclosure Legal Aid Project.” The Center for Nonprofit Legal Services worked closely with housing counselors at

ACCESS to further educate clients on available options including opportunities to build credit, financial security and fair housing choices.

Project 6: Foreclosure Prevention Education: ACCESS also provided post-purchase foreclosure prevention education and credit counseling to assist homeowners retain homeownership after their initial purchase. During 2013, the ACCESS Homeownership Center (HOC) provided 18 default prevention/foreclosure avoidance workshops to 137 homeowners that were in danger of losing their home to foreclosure. Of those 137 homeowners, 75 lived in the City of Medford. These workshops provided education and guidance on how to navigate through programs available to help avoid foreclosure, better understand options and work with a lender to maintain homeownership.

Housing and credit counseling was also offered during the 2013 program year. The HOC provided individual credit and housing counseling to 290 homeowners who were in danger of losing their home to foreclosure. Of those homeowners, 160 lived in the City of Medford. Individual counseling assists homeowners in working with mortgage loan servicers to develop solutions that are beneficial to both parties. Potential solutions include mortgage modifications, forbearance agreements and repayment agreements. ACCESS successfully assisted 65 homeowners in Jackson County in maintaining homeownership; 36 lived in the City of Medford.

Project 7: The City of Medford supports the efforts of the Fair Housing Council of Oregon. Education and Outreach Specialist, Louise Dix, works exclusively in the Southern Oregon area and conducts outreach efforts to increase awareness of fair housing rights, including distributing materials to various agencies and organizations, promoting campaigns and events, educational displays and radio and television interviews. She also conducts fair housing workshops for protected class groups, agencies, community organizations and housing provider groups and jurisdictions; provides technical assistance and information; organizes and promotes special fair housing events; and gathers information for reports as needed.

As part of Fair Housing Month, the Housing and Community Development Commission partnered with the Fair Housing Council of Oregon and Nonprofit Legal Services to offer a Rental Rights Roundup. The all-day event was held on April 5, 2014 at the Carnegie Building and included the following topics:

- Fair Housing Basics Workshop (FHCO)
- History of Discrimination in Southern Oregon workshop (FHCO)
- Tenant Rights workshop (NPLS)
- Resource Fair
- Unveiling of new exhibit on the history of discrimination in Oregon, *Anywhere But Here*
- Local Fair Housing Poster Contest with poster entries submitted for the statewide contest.

Louise Dix and other FHCO staff provided the following fair housing training workshops, presentations and information tables in the Medford area during the 2013 program year:

- July 23, 2013: Housing Authority of Jackson County staff, Medford -32 participants
- July 25, 2013: Housing Authority of Jackson County staff, Medford- 27 participants

- October 15, 2013: Fair Housing for the Southern Oregon Rental Owners Association
- November 5, 2013: Jackson/Josephine County Shelter Training, Central Point-11 participants
- January 1, 2014: Staffed Fair Housing table at Martin Luther King Day event at North Medford High School in Medford -200 participants
- January 22, 2014: City of Medford Housing and Planning Commissions/Elected Officials-25-30 participants
- January 30, 2014: Tester training at Rogue Community College – 30 participants
- March 20, 2014: Fair Housing training for housing providers with national speaker Nadeen Green at RCC- 50 participants
- April 5, 2014: Rental Rights Round-up
- May 17, 2014 – May 18, 2014: Staffed Fair Housing table at Mexican Consulate- 500 participants

Ms. Dix provided technical assistance with topics related to general fair housing. She fielded questions on a daily basis either at meetings, trainings or with follow up phone calls. All general fair housing questions were answered by her and the more specific fair housing discrimination cases were forwarded on to Fair Housing Council of Oregon intake staff. These questions and forwarded cases were not tracked by Ms. Dix. The intake cases, however, were tracked by the Fair Housing Council of Oregon (FHCO). The FHCO received 61 calls to the hotline from Medford residents. Seven individuals completed a fair housing intake with the FHCO office related to reasonable accommodations and harassment. There were three complaints that were sent to HUD; one related to disability, one related to national origin and one related to national origin and disability.

The Fair Housing Council of Oregon also sponsored a regional Affirmatively Furthering Fair Housing Summit in Medford at Rogue Community College on October 16, 2013, which was attended by approximately 40 jurisdictional representatives from surrounding communities, housing authorities and counties. This was an all-day event with national key note speakers and panelists; and, was one of two such forums offered in Portland. The other forum was held in Portland. Affirmatively Furthering Fair Housing was also on the agenda at the Rogue Valley Housing Task Force meetings where Louise Dix was an active member with housing providers and state and local representatives discussing land use issues and affordable housing. She met with the group a total of six times during the program year.

The ACCESS Homeownership Center held the 2014 Annual Lender and Realtor Training - "Let us Help You Help Your First Time Homebuyers" on Feb 4, 2014 at the Nutrition Center at ACCESS from 10:30 am to 2:30 pm. Seventy-five real estate professionals were provided with current up-to-date information on loan programs and down payment assistance programs to assist low to moderate income first time homebuyers. This workshop also had a fair housing segment that Louise Dix presented

Although the benefits of the activities referenced above are hard to measure, the citizens of Medford will benefit indirectly by its service providers being well educated on Fair Housing Laws.

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 City of Medford Code Enforcement Division of the Medford Police Department runs a full time graffiti eradication program, working in conjunction with the Juvenile Department to use local youth offenders to remove graffiti. During 2013, graffiti was removed from 420 public and private locations throughout the city.

Project 2: 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. During 2013/2014, they handled 3,444 cases, 340 of them were in the Liberty Park neighborhood, 469 in the McLoughlin neighborhood and 215 in the Washington neighborhood. The majorities of the cases were related to abandoned vehicles, graffiti, business license violations, junk accumulation & stored vehicles.

Project 3: The City Police Department continues its Operation Care program which reaches out to citizens in targeted neighborhoods in an effort to hear questions and concerns regarding livability and other issues affecting their neighborhood. Resource information is also provided to residents with regards to emergency food, shelter, and energy assistance along with contact information to report criminal activity and code violations involving drug houses, gang activity, blighted homes, etc. Two Operation C.A.R.E. walks were conducted in 2013/2014; one in the area of Rogue Regional Medical Center (Olympic/Morrison Avenue neighborhood) and one in the Sacred Heart Catholic School neighborhood (S. Oakdale/Holly Street area).

Project 4: The Medford Police Department works with neighborhood watch groups throughout the City. In 2013, a total of 13 new neighborhood watch groups were formed, bringing the total number of active groups to 99.

Project 5: The Police Department made a large impact on crime and livability in the community by undertaking 96 community policing projects during 2013/2014.

Project 6: Through the Housing Authority of Jackson County, the City offers a Homeowner Repair Program to help owners throughout the city maintain their homes. Fifteen homes were assisted through this program during the 2013 program year.

Project 7: ACCESS Weatherized 146 homes in Jackson County during 2013. Of these, 53 were in the City of Medford. The weatherization program helped reduce energy costs of the residents who were assisted.

Project 8: ACCESS also provided energy assistance to 4,200 low income households who were in danger of having their power disconnected in Medford during 2013.

Project 9: Two-hundred fifty residents of Jackson County; 118 residing in the City of Medford were provided energy education through **ACCESS**. Energy education assists low to moderate income residents by identifying energy inefficiencies and teaching them how to make their homes more energy efficient.

Project 10: The Arc of Jackson County received 2013 CDBG funds for the rehabilitation of six apartments including roof replacement, new windows and installation of new refrigerators, microwaves and stoves. Six extremely low-income households were served through this project.

Strategy 2-2 Build community through strengthened Neighborhood Associations.

Objectives: 1) Continue to support the development of strong community-based organizations to organize and plan community events and improvement programs. 2) Encourage volunteerism to build neighborhood capacity.

Project 1: The City of Medford maintains membership with The Jackson County Homeless Task Force which is a sub-committee of the Jackson County Community Services Consortium in efforts to support and help develop strong community based organizations. The City of Medford also sponsors the local Project Community Connect event each year.

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

Objectives: 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. Provide assistance to develop neighborhood facilities such as youth centers, parks/recreational facilities, open space and community centers.

Project 1: The City of Medford continues to construct sidewalks and bike lanes in low/moderate income neighborhoods and completed both in two areas within HUD's designated area benefit of 51% LMI during the program year. Combined, the Springbrook Road Realignment and Holly Street Extension projects completed 5,045 LF of sidewalk and 7,260 LF of bike lane.

Project 2: Construction of Liberty Park was completed during the 2013 program year. The City of Medford Parks and Recreation Department received CDBG funding in 2012. Liberty Park is located in a targeted neighborhood which is 84.9% low/mod income.

Project 3: The City of Medford's Parks and Recreation Department received \$162,000 in new CDBG funds for the renovation of **Union Park**, which was completed during the program year. Union Park is located within a low/mod income target neighborhood.

Project 4: Medford Senior Center Multi-Zone Unit Replacement Project was a 2011 project; competed during the 2013 program year. The facility's multi-zone unit was replaced to provide heat and air conditioning to participants served. At the time of completion, the center was serving 942 seniors with services including meals, transportation, food stamps, medical advocacy and financial/tax assistance which all help them remain independent in their homes for a longer period of time.

Project 5: The Medford Senior Center Roof Replacement Project received \$18,336.32 in 2013 CDBG funds for replacement of the roof over the building annex and breezeway. The center received an in-kind donation of professional services from Gene Abell; AIA of the Abell Architectural Group, Inc. This donation helped reduce the cost of the project, which resulted in a savings of \$1,336.32. The money was returned to the City of Medford for use with future CDBG CIP projects. During the 2013 program year, the center assisted 866 seniors with services including meals, transportation, food stamps, medical advocacy and financial/tax assistance.

Project 6: Through the **Parks and Recreation Department, The City of Medford** partners with local neighborhoods to coordinate the **Neighborhood Street Tree Partnership Program**. The City budgets \$15,000 per year to improve neighborhoods through removal and replacement of hazard trees and pruning and planting of new trees. This is a matching grant program that is coordinated by the City of Medford's arborist. During 2013, the street tree program took place on 11th St; between Hamilton and Orange, Pennsylvania Avenue; between Columbus Avenue and Oakdale Avenue, and Peach Street; between Main and Second.

INDEPENDENCE AND ECONOMIC OPPORTUNITY

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

Strategy 3-1 Pursue strategies and programs that prepare low/moderate income households to obtain and retain family wage employment.

Objective: Support community strategies and programs that prepare low/moderate income and special needs populations to access family wage jobs. Support and promote independence and economic opportunity.

Project 1: Goodwill Industries of Southern Oregon received \$13,934 in operational funding through the CDBG program. Their Steps to Success Program helped to stabilize participants' lives and build security through long-term employment, which supports and promotes independence and economic opportunity. During 2013, Goodwill served 28 residents of the City of Medford. The job connection center was available to these individuals to look for employment, advance their career or expand their skills through online tutorials.

Project 2: Rogue Valley Manor Community Services – Foster Grandparent Program consists of seniors that volunteer in area non-profit organizations, faith based organizations, head start centers, public schools and after school youth facilities. Participants help youth with learning by providing one-on-one tutoring and guidance during critical times. The program was funded with 2013 CDBG funds, totaling \$9,000.00. During the program year, 40 seniors participated in the program serving approximately 200 youth throughout Medford. In total, these volunteers served 26,852 hours; the equivalent of \$573,290 in savings to Medford organizations. This figure was calculated using the value of a volunteer hour in Oregon, which is \$21.35. The Foster Grandparent Program enriches the lives of the senior citizens through productivity and small stipends and mileage reimbursements over the year; totaling \$73,323.

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 need, such as female head of households with children and seniors; 3) Support programs to reduce dependency on drug and alcohol

Project 1: Maslow Project received \$20,740 in CDBG funds for their Wrap-Around Supportive Services Program through which they assisted a total of 1,503 unduplicated youth. Of the 1,503 clients, 1,000 were homeless at the time they entered the program and the remaining 503 were at extreme risk for homelessness. The total number served throughout Jackson County was an unduplicated 2,028. Maslow Project also received \$7,970.00 in City General Fund Grant monies in addition to funding from several other local government and foundation funding sources. Maslow distributed 2,185 food boxes during the program year; providing 7,648 meals to hungry kids and families. Although Maslow does not provide shelter to the homeless, they do work closely with shelter/housing providers in the community to secure safe and affordable shelter. They refer homeless youth to the Hearts with a Mission facility, a homeless youth shelter in Medford. Another continued partnership with Jackson County Mental Health and the Community Health Center provides both mental health and medical services to Maslow's clients.

Project 2: Rogue Valley Manor Community Services – Foster Grandparent Program consists of seniors that volunteer in area non-profit organizations, faith based organizations, Head Start centers, public schools and after school youth facilities. Forty senior citizens provided one-on-one tutoring and guidance to approximately 200 youth throughout Medford during the 2013 program year.

Project 3: Children's Advocacy Center is a coordinating center for all child abuse programs in the City of Medford. They received \$22,500 in CDBG funds and \$3,004 in City General Grant funds during the 2013 program year. The Center assisted 455 city residents with crisis intervention services including medical exams, on-going therapy, pre-teen and teen mentoring groups, community outreach/education and advocacy follow-up.

Project 4: St Vincent de Paul received \$19,000 in 2013 CDBG funding for their Reducing Homelessness Program to provide rent and utility assistance to 58 people who might have

otherwise been forced into homelessness. This program provided rent relief to low-income families for up to 3 months.

Strategy 3-3 Provide opportunities for homeless persons 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; 3) Assist non-profit service providers to deliver effective supportive services for homeless persons and those at risk of homelessness.

Project 1: St Vincent de Paul received \$19,000 in 2013 CDBG funds and assisted 58 people with rent assistance for up to 3 months. .

Project 2: Maslow Project received \$20,740 in 2013 CDBG funds to assist homeless youth through their Wrap-Around Case Management Program. This program provides case management services to homeless or runaway youth including screening to determine needs, establishing goals, removing barriers to services, coordinating with other agencies and providing in-house support.

Project 3: Habitat for Humanity rehabilitated and sold two homes to low-income homeowners during the 2013 program year using NSP3 funds totaling \$35,777.57.

Project 4: ACCESS provides homeless prevention and rental assistance programs in Jackson County. Two-hundred thirty low-income renters were provided with refundable security deposit assistance to help get into an affordable rental unit in the City of Medford. Many would be unable to get into an affordable rental unit without this assistance. Rent subsidy was provided to 12 families in the City of Medford, which provided these households with monthly assistance to help prevent eviction and homelessness. Case workers provide credit, budget and housing counseling to these households on a monthly basis in efforts to improve self-sufficiency. ACCESS also provided 97 low-income individuals and families with one-time emergency homeless prevention/eviction funding to enable them to maintain an affordable rental in the City of Medford.

B. Affirmatively Furthering Fair Housing

The Fair Housing Council of Oregon provides the Southern Oregon area with a Fair Housing Education and Outreach Specialist who conducts outreach efforts to increase awareness of fair housing rights. Efforts included distributing materials to various agencies and organizations, promoting campaigns, facilitates events and offers educational displays, radio and television interviews. The Outreach Specialist also conducts fair housing workshops for protected class groups, agencies, community organizations and housing provider groups and jurisdictions; provides technical assistance and information; organizes and promotes special fair housing

events; and gathers information for reports as needed. The Fair Housing Council of Oregon provided training workshops and presentations as referenced on pages 9-10; herein.

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 and Fair Housing posters are displayed throughout City Hall.

The Mayor of the **City of Medford** proclaimed April as Fair Housing Month on April 4th, 2014.

The **City's Housing and Community Development Commission** held the "Rental Rights Round-Up" event on April 5, 2014 to educate tenants and landlords on fair housing rights, responsibilities and resources. Information on rental assistance programs, housing advocacy programs, subsidized housing, senior and disability housing rights and tenant rights on rental foreclosures were offered.

The FHCO received 61 calls to the hotline from Medford residents. Seven individuals completed a fair housing intake with the FHCO office related to reasonable accommodations and harassment. There were three complaints that were sent to HUD; one related to disability, one related to national origin and one related to national origin and disability.

ACCESS is approved by HUD as a Housing Counseling Agency to provide homebuyer education classes, individual homebuyer credit and housing counseling, foreclosure prevention workshops and individual foreclosure prevention credit and housing counseling. During 2013, a total of 604 clients were served, of which 332 live in the City of Medford. 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.

ACCESS provided outreach to minority and underserved populations in our community to engage them in participating in programs and services that can assist them achieve their housing related goals. **ACCESS** provided bi-lingual handout material and accommodated clients who required assistance to participate in any of the programs.

The Consumer Credit Counseling Service of Southern Oregon is certified by HUD to offer counseling to 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. The Consumer Credit Counseling Service of Southern Oregon served 209 participants during 2013. They also serve on the Fair Housing Council of Oregon's Advisory Committee.

Response to Hate Crime

Community Works offers a 24-hour help line to victims of domestic violence and hate crime. Their program actively works in the community to provide coordinated response to issues of domestic violence. These services include safe emergency shelter, advocacy, education, referrals,

and individual support as victims/survivors go through criminal justice or social services systems.

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

Continue to support Fair Housing education for consumers, lenders, realtors, landlords, advocacy groups and service providers. The City of Medford continued to educate its citizens on fair housing law through a variety of venues. Fair housing brochures are available at City Hall in brochure racks and Fair Housing posters are displayed throughout City Hall. On April 4, 2014, City Mayor declared April as the City of Medford's Fair Housing Month.

The City Council appointed Housing and Community Development Commission continued its efforts to increase education and awareness of fair housing by organizing the Rental Round-up community event held on April 5, 2014.

As part of Fair Housing Month, the City aired a civil rights video called "Brick by Brick" on public access television on April 25, 2013. It is a story of three families in Yonkers, New York as they confront the social realities, politics and law of racial discrimination in their housing and schools. The video also aired randomly on this same channel throughout the year and was available to all Charter Communications customers, a large portion of which are Medford residents.

A story time reading of a fair housing children's book took place at the Medford Library on April 29, 2013, hosted by Housing and Community Development Commission Chair, Steve Sobhi. The Commission also continued to identify potential projects throughout the year that support fair housing in addition to supporting the CDBG program by making recommendation to Council on funding projects that will meet the goals, objectives and strategies within the City's 5-year Consolidated Plan and Annual Action Plan.

- **Continue to support actions to increase the availability of affordable housing.** The City of Medford continues to maintain a Council appointed Housing and Community Development Commission to explore and develop strategies that will increase affordable housing. The Commission has researched the City's Comprehensive Plan and has attended presentations given by the City Planning Director and staff regarding their progress with the plan and the challenges they face. 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. Two homes were rehabilitated and sold to low income homeowners through Habitat for Humanity with NSP 3 funds. Habitat for Humanity is also in the process of utilizing \$150,000 in CDBG funds to acquire property that will provide 8-10 low-income homes.

The City of Medford also hosted a community vendor workshop on April 3, 2014 for local contractors and developers. The workshop, "Connect 2 Oregon," was a collaborative effort by local, state and federal government agencies to provide training on

certification, contracting and finance to strength communities. It was designed to unite communities through education of resources and solutions.

On June 19, 2014, Council approved a new position titled: Deputy City Manager for Development Services. This action was taken to improve predictability and accountability of the development review process. This individual will create a more productive and efficient process by reviewing Code, measuring processes, ensuring concurrent reviews and meeting strategic plan goals.

- 1. Continue to support the activities of the Fair Housing Council of Oregon (FHCO).**
The City of Medford continues to support fair housing education and outreach through Fair Housing Council of Oregon. A specialist works exclusively in the Southern Oregon area and conducts outreach efforts to increase awareness of fair housing rights, including distributing materials to various agencies and organizations, promoting campaigns and events, educational displays, and radio and television interviews. FHCO' specialist also offers fair housing workshops for protected class groups, agencies, community organizations and housing provider groups and jurisdictions; provides technical assistance and information; organizes and promotes special fair housing events; and gathers information for reports as needed.
- 2. Continue to monitor loan activities of lending institutions.** The City's First Time Home Buyer Program is administered by ACCESS who works closely with lenders via this program and other housing programs. Any suspicious, fraudulent and predatory lending activities discovered is reported to the Department of Consumer and Business Services and the Department of Justice. Three first-time home buyer loans were processed by ACCESS during the 2013 program year and none of them were found to be suspicious, fraudulent or predatory. Neither the City nor ACCESS has the authority to monitor lending institutions regarding loans that are not involved in the First Time Home Buyer Program. General lender loan activity is monitored by the Secretary of State via the Loan Originator Licensing Program; records of which the City does not have access. The City of Medford continues its partner with Consumer Credit Counseling Service of Southern Oregon to monitor lending practices.
- 3. 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, ACCESS Home Ownership Center and 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** issues Housing Choice vouchers and manages affordable units for low-income residents. This past year, they provided housing choice vouchers to 2,057 persons, a 2.2% increase over the previous year. The Housing Authority of Jackson County received an additional 45 VASH vouchers in 2014.

HAJC will continue to apply to HUD for additional Housing Choice vouchers as they become available in efforts to decrease the waiting list of approximately 5,000 applicants; a four-to-five year wait for persons and families desiring rental assistance. The number of units provided is dependent upon congressional funding and HUD allocations.

In addition, CDBG funds were provided to the Housing Authority to provide loans for emergency repairs to 15 low/mod income households. The intent of the program is to help existing homeowners remain in their homes.

Weatherization of 146 homes in Jackson County was completed by ACCESS in 2013. Of these, 53 were in the City of Medford. The weatherization program helped reduce energy costs of the residents who were assisted.

The following table indicates the number of households assisted with housing with CDBG and NSP 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 | 4 | 0 | 6 | 0 | 15 | 0 |
| NSP 1,2&3 | 2 | 0 | 9 | 0 | 0 | 0 |
| First Time Homebuyer Assistance | 0 | 0 | 0 | 0 | 3 | 0 |

ACCESS Homeownership Center

Over the past year, the ACCESS Homeownership Center conducted 18 workshops that reached 137 persons from Jackson and Josephine Counties through housing default prevention and foreclosure prevention education. Of this number, 75 lived in the City of Medford.

Individual credit and housing counseling was administered to 290 homeowners who were in danger of losing their home to foreclosure; 160 reside in the City of Medford. Sixty-five homeowners in Jackson County; 36 living in the City of Medford, we able to maintain ownership as a result of this service.

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

ACCESS provided outreach and referral services to 147 Medford seniors and persons with disabilities, assisting them with basic daily survival needs. They also helped 3,119 Medford residents with medical equipment needs.

ACCESS also provided 1,815,000 pounds of emergency food through a network of emergency food pantries in the City of Medford. This equates to serving an average of 5,500 households monthly or 66,000 annually. Emergency food assistance makes a difference by providing nutritious, balanced meals for families.

During 2013, the **Housing Authority of Jackson County** served four elderly households through the Homeowner Repair Program. Serving the elderly and those persons with disabilities is given priority status on the list of repairs through the Homeowner Repair Program.

The Problem Properties Committee of the Housing and Community Development Commission addressed issues in years past relating to substandard housing. Members of the Southern Oregon Rental Owners Association, Neighborhood Resources Division, Medford Police Department and the Building Safety Department served on this committee. The Building Inspector along with Code Enforcement officers have been cracking 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 allows the Code Enforcement Division to contact property managers to mitigate issues with rentals such as substandard housing, code infractions, graffiti, etc. The Housing and Community Development Commission continues to work on issues such as access to information for low-income renters, how to report substandard housing, housing inspections, and notification to rental property owners to bring properties up to Code. The City of Medford provides citizens with an easy to read flyer that is accessible on the City website on the home page by clicking on the Housing Quality Standards button.

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. Two households were made disability accessible through the Homeowner Repair program in 2013. Individuals with disabilities 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 and referral services to 203 Medford seniors and persons with disabilities, and 189 veterans. The agency also helped 3,147 Medford residents with their free durable medical equipment program. Residents are encouraged to borrow in-stock medical equipment and use it as long as needed. This program has been very well received and is assisted by donations of equipment from individuals and the medical community of Medford.

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 35 member organizations and agencies and one individual member. 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 HTF meets on a monthly basis, providing services in Jackson County.

The Continuum of Care received McKinney Vento funds that were distributed among several agencies including ACCESS, Community Works, Rogue Valley Council of Government's Home At Last Program and the Salvation Army's Hope House Transitional Shelter. ACCESS, the Community Action Agency for Jackson County, has been designated lead agency by Oregon Housing and Community Services Department for administering many of these funds. The Southern Oregon Housing Resource Center maintains an online listing of affordable housing. The listing includes housing for low/mod income, seniors and/or disabled, and families. ACCESS, Cascade Management, Medford Better Housing, Housing Authority of Jackson County, Rogue Retreat, OnTrack Inc, Neel Property Management and several retirement communities provide housing to persons with special needs.

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

1. Increase the stock of permanent, affordable and supportive housing for individuals and families who 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 and transitional shelter and permanent, supportive housing options for youth and other vulnerable populations as they emerge.
6. Develop an ongoing community campaign to highlight emerging issues in the continuum of homelessness.

On June 26, 2014 the Homeless Task Force met to review the goals from the 10 Year Plan and decide whether changes were necessary to the subcommittees. They did not change any of their goals but instead made some revisions to the subcommittees. The current subcommittees that meet on a regular basis are: Core Work Group, Mental Health Committee, Highly Affordable Housing Alternatives Committee, Income and Employment Committee, Project Community Connect Planning Group, Point-In-Time Committee, Veterans Committee and Youth Networking Committee. The subcommittees meet to:

- Identify and coordinate mainstream resources to avoid duplication
- Work cooperatively to fill gaps to decrease chronic homelessness
- Train and support the community and agencies regarding Mental Health
- Support each agency's efforts
- Research highly affordable housing alternative models, identify potential barriers to overcome and advocate implementation to meet needs
- Plan, coordinate and collaborate emergency, transitional and permanent housing strategies to maximize services
- Identify and problem solve barriers to employment
- Coordinate discharge and aftercare planning
- Coordinate and develop parallel intake procedures eventually developing a client universal intake

- Conduct the annual HUD required Point-in-Time count of all homeless persons in a consistent manner that accurately records the homeless population in the community and to update the Housing Inventory Chart each year
- Maintain open communication and strong referral processes between agencies and schools in order to effectively provide services for homeless and at-risk persons
- Generate resources and training to improve capacity and staff development
- Plan and implement community education and outreach events
- Raise community awareness of emerging issues

On May 14, 2014, the Jackson County Homeless Task Force held its fifth annual Project Community Connect, a large service oriented event that attracted over 400 people including homeless youth, families and individuals. Approximately 50 participating agencies offered free assistance with legal issues, jobs, food, health and dental care as well as sleeping bags, bicycles, public transportation passes, haircuts, pet vaccines and pet food. 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 releases the results of their studies.

Chronic Homelessness Strategy/Goals

Goal 1: Establish baseline figures for chronically homeless.

Agency representatives gathered homelessness data in Jackson County during this year's Point-In-Time count. Counts were conducted in January 2014 resulting in a count of 625 homeless persons which was down 316 from the previous year. Approximately 12% of those counted said that they were chronically homeless.

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.

Project Community Connect reached out to the chronically homeless and assisted 404 people this year. Maslow Project has two outreach workers for street outreach to homeless youth. They assisted approximately 1,500 during the 2013 program year. .

Goal 4: Create an “Urban Rest Stop”.

St. Vincent de Paul in Medford provided showers and laundry facilities for homeless persons as well as a transitional shelter. They also offered the Reducing Homelessness Program which allowed them to serve 58 persons with up to three months emergency rent relief during the program year.

Goal 5: Support the development of a nonprofit campground.

The Jackson County Homeless Task Force, which two City staff persons are members of, met with several homeless community members to discuss the possibility of forming a new non-profit group of self-governing homeless individuals with the vision of addressing mutual homeless community concerns; the main priority of which is the development of a safe camping community. The community elected three co-leaders to proceed with the vision.

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

*Data to be updated.

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.

Currently in the Housing Inventory Chart there are 914 year-round beds available for the homeless in Jackson County.

Other Homeless Goals**Goal 1: Create an emergency transitional shelter for unaccompanied youth, ages 10-17.**

Hearts with a Mission used 2008/2009 CDBG funds to purchase a house and renovate it to provide 16 beds as an emergency shelter for homeless youth. The house opened in the Fall of 2009 and since opening has provided 16,787 nights of shelter to 458 teens.

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

ACCESS was able to provide one-time emergency homeless eviction prevention funding to 97 Medford households, long-term rental subsidy assistance to 12 households, and refundable security assistance to 230 households over the past program year.

The Maslow Project, in partnership with **Medford School District 549(c)**, continued its Resource Center and Outreach program for Homeless Youth and families. The School District provides the building for their Drop-In Resource Center; lease free, leaving only the actual costs of utilities and improvements as their responsibility. This past year, it was funded with City of Medford CDBG funds (\$20,740), City of Medford and other local government grants, Ashland CDBG funds, Medford School District (MSD) 549C funds, MSD 549C Anna May funds as well as private funding through various foundations. Maslow Project partners with ACCESS, Head

Start, La Clinica, Community Health Center, DHS, YMCA and others to provide wrap-around services to this population. Approximately 1,000 students were enrolled in Medford schools as of June 2013.

With \$19,000 in 2013 CDBG funds, **St. Vincent de Paul's Reducing Homelessness Program** was able to assist 58 people with up to 3 months of rent relief. The key objective of this program is to keep people in their homes to prevent the growth of homelessness.

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.

Each year the **HTF**, meet to update 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. Recently the project name was modified to Project Community Connect. The fifth annual Project Community Connect event was held this summer and attracted hundreds of homeless persons who were offered all kinds of services including haircuts, pet care, dental and health care, etc. Press releases are put out by the Homeless Task Force to publicize the event each year. Press releases are also put out to publicize the results of the annual homeless count facilitated by the Homeless Task Force.

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

Although no regional workforce housing conference was held during 2013, the **HTF**, which is comprised of approximately 25 public and private non-profit social services agencies and housing providers, continues to meet on a monthly basis to share information and resources. They also coordinate the Annual Homeless Survey and One Night Shelter Count and the resulting information is used in their monthly meetings to focus on current needs. They also hold annual press conferences to publicize the results of the homeless count.

Goal 5: Maintain a community focuses 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. Two households were assisted with funding this year to provide handicap accessibility.

Remaining Obstacles to Achieving These Goals:

1. **Chronic Unemployment and Underemployment:** The Jackson County (or Medford MSA) unemployment rate in June 2014 was 8.5%; a 1.5% decline from last year. This figure is above both the 6.8% state and 6.1% national averages.

2. **Low Wage Jobs without Benefits:** As new jobs are added, they tend to be low-paying jobs with few, if any benefits. In 2013, the median income decreased to \$55,600 in Jackson County compared to the State of Oregon median income which was \$67,315 (family of four).

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 473 disabled, 919 seniors, 900 female head of households and 1,048 homeless individuals received assistance through a program funded with City of Medford CDBG dollars during 2013.

4. **Shortage of Affordable Housing:** Housing Choice Vouchers are through the Housing Authority of Jackson County which currently is assisting 2,057 persons in Jackson County and currently have 15 IDAs.

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. In the Medford School District, The Oregonian reported 216 students dropped out during the 2013 school year. The actual dropout rate will not be available until January of 2015. The State of Oregon reported a 4.0% dropout rate for the year.

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. The 2013 Homeless Survey indicated 12% of those surveyed were homeless due to health issues.

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 Point-in-Time Homeless Population Survey for OR-502, dated January 29, 2014, 12.64% of those homeless reported a substance use disorder and another 9.12% reported serious mental illness.

9. **Domestic Violence:** Also concluded from the Point-in-Time System was a count of 79 people who suffered from homelessness as a direct result of domestic violence.

10. **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.

12. **Economic Climate:** Although the economy seems to be improving, the recession continues to impact Oregonians, particularly those living in Jackson County where high food insecurity, poor credit history, trouble securing employment, lack of knowledge of safety net services and insufficient resources for affordable housing continue to present barriers.

D. Other Actions

1. Actions to address obstacles to serving the underserved – The primary obstacle to serving the underserved continue to be a lack of available resources, especially monetary resources. In 2013, the eligible requests for CDBG funds exceeded the amount available for capital improvements by over \$465,046. Requests for operating grants during the 2013 program year totaled over \$240,760 and only \$85,174 was available from CDBG funds.

During the 2013 program year, actions taken to address 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 Children’s Advocacy Center, Maslow’s Wrap-Around Case Management Program and RV Manor’s Grandparent Program. Seniors were served primarily through the Medford Senior Center. Nine hundred individuals receiving program assistance through CDBG were female head of households and approximately 473 were disabled.

On Track, Inc. and DASIL also assisted these populations with advocacy programs. The Center for NonProfit Legal Services 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. La Clinica, CASA of Jackson County, Children’s Dental Clinic and Family Nurturing Center also served low income children through City General Fund Grants. ACCESS and The Rogue Valley Council of Governments, also through City General Fund Grants, assisted seniors and adults with disabilities with meals, in-home care, case management, information and follow-up services.

Over 13.00% of those served were Hispanic, which makes up approximately 10% of the overall City’s 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. Habitat for Humanity rehabilitated and sold two homes for low/moderate income housing with NSP 3 funds. They are also in the process of purchasing property using CDBG funds for the future construction of 8-10 low-income homes.

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. Adaptive reuse ordinance zoning is part of the City's 20-Year Comprehensive Plan. The City's downtown zoning overlay lifts barriers like building heights and setbacks. The City has in place a Vertical Housing Development Zone in its central business area to provide a tax incentive to create more affordable housing. Streamlining the approval process is part of the City's effort to make building affordable housing more "development friendly."

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 every biennium. These funds are intended to fill gaps between the agencies' funding needs and that which is provided by other funding sources. During the 2013 program year, the City provided \$216,956.71 in operating grants from the general fund, and \$85,174 in operating grants from the Community Development Block Grant fund. This provided a total of \$302,130.71 in operating grants to 25 agencies involving 29 separate programs providing social and health services primarily to low-income residents of Medford.

4. Overcome gaps in institutional structures – The City of Medford provides operating grants, known as City General Fund Grants, to non-profit agencies providing safety net services to Medford residents through the biennial budget. These funds are intended to fill gaps between the agencies' funding needs and that which is provided by other funding sources. The City granted \$501,142 in operating grants from the general fund. These funds assisted 20 agencies with 24 safety net programs. The Community Development Block Grant program contributed \$85,174 in operating funds to five agencies. This provided a total of \$586,316 in operating grants to 25 agencies involving 29 separate programs providing social and health services primarily to low-income residents of Medford.

5. Section 8 Housing Choice Vouchers & resident initiatives – The Housing Authority of Jackson County administers a Section 8 Housing Choice Voucher program 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 termed the Housing Authority's Resident Advisory Board, which includes Housing Authority staff, a realtor, a banker, Employment Department staff, and one volunteer program participant. 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, 11 households used these vouchers for homeownership.

6. Evaluate and Reduce Lead-based paint hazards – During the 2013 program year, the City continued to monitor sub-recipients for compliance with lead-based paint regulations. All homeowners participating in the Homeowner Repair Program received educational information about lead based paint as part of their informational packets. Two homes that received homeowner repair loans during the 2013 were brought into lead compliance. 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.

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 providing services to the Spanish speaking community. The Cultural Outreach Coordinator attends these monthly meetings and promotes City services through outreach and awareness. The ACCESS Home Ownership 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 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 in addition to supporting outside organizations through the Community Development Grant Block Program.

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 Neighborhood Stabilization Program funds which come to the city through Oregon Housing and Community Services. City staff is responsible for overseeing the use of CDBG funds. The City maintains a close working relationship with its grant sub-recipients. Quarterly status, performance and financial reports are required of all public service agencies and capital improvement projects receiving CDBG funds. All 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. The City requires that each agency receiving CDBG funds complete and submit to the City a Notification of Single Annual Audit form and an audit tracking spreadsheet is maintained to document audit reviews. Together these ensure proper monitoring of sub-recipient's compliance with OMB circular A-133.

In addition to reviewing all subrecipient draw down requests, program and financial reports, the city assesses all of its sub-recipients. 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 sub-recipients throughout year. Staff continued to review and monitor grantee performance report information as it came in from the sub-recipients. Onsite monitoring visits were conducted this year with Goodwill Industries of Southern Oregon and RV Manor Community Services. These agencies were chosen for monitoring as they were new to our CDBG program.

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 funding programs offering safety net services, job training and life skills will help reduce the number of families in poverty. The City's Economic Developer also works to bring more living wage businesses into the area.

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 2013, the city used \$216,956.71 from the general fund to leverage \$85,174 in public service grants from the Community Development Block Grant (CDBG) fund. Combined, these funds were used to supply \$302,130.71 in operating and program grants to agencies providing health and human services to low-income households and persons in the city. There was \$1,126,820.77 in federal, state and private funds leveraging \$85,174 in CDBG funds over the past year.

F. Citizen Comments

Notice of a 15-day public comment period and public hearing was published in the *Mail Tribune* for the Consolidated Annual Performance and Evaluation Report (CAPER) beginning October 1, 2014 and ending on October 15, 2014. A draft CAPER was available on the city's website and at the City's Santo Community Center for review and comment. No comments were received as of October 16, 2014.

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 1.20 times the PY 2013 grant of \$567,833 in May, 2014. The majority of the City's CDBG projects were on schedule, however, two capital improvement projects were behind schedule resulting in approximately \$193,401.21, one project was completed under budget leaving a balance of \$1,091.88 and the first-time home buyer program has unspent funds of \$17,085.92; leaving a 2014 carried forward balance of \$211,579.01. The CIP projects and first-time homebuyer program are expected for completion/full reimbursement by June 30, 2015 and the project balance of \$1,091.88 will be allocated to a project that was not fully funded for the 2014 program year.

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 more favorable mortgage rates has helped homebuyers purchase more affordable homes, education of available options and quality of inventory in the Rogue Valley, continue to present barriers. Land that is available tends to be infill or land that would require redevelopment. Development costs continue to present a barrier to the construction of new multi-family housing projects. Although successful negotiations with the City and the Housing Authority of Jackson County have helped, additional funding sources continue to be a barrier during the construction phase. A lack of organizations or entities with the capacity to develop continues to be a barrier to affordable housing.

Accountability

The City continues to do regular draws and monitor the spending of subrecipients to assure timeliness in accountability of the funds. 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 expenses. Both the City Manager's Office and Finance Departments monitor this information to make certain that subrecipient's records are accurate.

During the 2013 program year, 19.99 % of the City's entitlement and 13.64% program income were expended for administration. The City expended 14.99% of its entitlement for public services during the program year.

H. Monitoring

The City's CDBG staff monitors its programs during the program year via phone calls, onsite visits and review of files and documentation. Staff conducted two onsite monitoring visits during the 2013 program year. The recipients monitored were The Goodwill Industries of Southern Oregon and RV Manor Community Services. The City also monitors subrecipients for A-133 compliance by requiring they each report to the City the amount of Federal funds expended during their fiscal year and any necessary follow-up with the Federal Audit Clearinghouse is done.

All grant disbursements were made in a timely manner, within 30 days of submission to the City.

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

The use of CDBG funds in program year 2013 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 City has a Grant Support Technician whose primary duty is administration of the city's CDBG

program. The Assistant to the Deputy City Manager works with General Fund Grant program; and with the Deputy City Manager, also works closely with the CDBG program. Neighborhood Revitalization and Housing programs are administered through the City Manager’s Office and have led to a concerted 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. Most 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 2013 program year the city provided Certificates of Consistency with the Consolidated Plan for the following project:

| <i>Name of Applicant</i> | <i>Project Name</i> | <i>Location of Project</i> |
|--|----------------------------------|--|
| Housing Authority of Jackson County | Five Year and Annual PHA Plan | 2251 Table Rock Road, Medford OR |
| Jackson County/Medford Oregon Continuum of Care #502 | Jackson County Continuum of Care | 1. Woodrow Pines, Medford; 2. Home at last, scattered site, Jackson County; 3. Transitional Living Project, scattered site, Jackson County; 4. Salvation Army Hope House, Medford. |
| ACCESS, Inc. | HMIS for CoC – Year 2 | Jackson County, Oregon OR-502 CoC |

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.
- 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.

- Seven projects showed unspent funds at the end of the program year; two of which spent funds during the program year, but turned in their reimbursement requests along with performance reports in July. These two larger projects were the Housing Authority’s Home Owner Repair Program and Union Park. The Arc of Jackson County and ACCESS’ Down Payment Assistance Program both carried forward funds that are scheduled for completion and final reimbursement by December 31, 2014. The Medford Senior Center project was completed with a residual balance that will be re-allocated in the July 1, 2014 – June 30, 2015 program year. The final two projects; Habitat for Humanity’s Land Acquisition Orchard Home Drive Project and ACCESS’ First-Time Homebuyers Assistance Program, were not started due to varying issues. Both projects are scheduled for completion by June 30, 2015.

**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 |
| | Elderly | 0-80% | M | 105 |
| | Frail Elderly | 0-80% | M | 43 |

| | | | | |
|---------------------------------------|--------------------------|-------|---|-----|
| Non-Homeless Special Needs | Severe Mental Illness | 0-80% | H | 72 |
| | Physical Disability | 0-80% | M | 69 |
| | Developmental Disability | 0-80% | M | 41 |
| | 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 Plan/Act | 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 |
|---------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| Renters | | | | | | |
| 0 – 30% of MFI | 215 | 20/26 | 50 | 45/4 | 50/15 | 50 |
| 31 - 50% of MFI | 220 | 30/9 | 40/36 | 60/9 | 50/39 | 40 |
| 51 - 80% of MFI | 130 | 40/2 | 20/12 | 20/3 | 20/4 | 30 |
| Owners | | | | | | |
| 0 – 30% of MFI | 5 | 1/1 | 1 | 1/1 | 1/4 | 1 |
| 31 - 50% of MFI | 40 | 10/4 | 10/3 | 5/5 | 10/6 | 5 |
| 51 - 80% of MFI | 55 | 10/8 | 10/7 | 12/9 | 13/8 | 10 |
| Homeless* | | | | | | |
| Individuals | 40 | 5/5 | 10/23 | 10/174 | 10/226 | 5 |
| Families | 75 | 10 | 15 | 15 | 15/152 | 20 |
| Non-Homeless Special Needs | | | | | | |
| Elderly | 20 | 5/6 | 4/5 | 5/6 | 4/4 | 2 |
| Frail Elderly | 5 | 1 | 1 | 1 | 1 | 1 |
| Severe Mental Illness | 10 | 2 | 2 | 2 | 2 | 2 |
| Physical Disability | 5 | 1 | 1/3 | 1/1 | 1 | 1 |
| Developmental Disability | 0 | 0 | 0 | 0 | 0/8 | 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 | 174/89 | 188/212 | 187/466 | 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 | Yr. 2 Goal | Yr. 3 Goal | Yr. 4 Goal | Yr. 5 Goal |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Plan/Act | Plan/Act | Plan/Act | Plan/Act | Plan/Act | Plan/Act |
| CDBG | | | | | | |
| Acquisition of existing rental units | 50 | 0/0 | 0/0 | 50/0 | 0/0 | 0 |
| Production of new rental units | 100 | 0 | 25/0 | 75/0 | 0/0 | 0 |
| Rehabilitation of existing rental units | 147 | 26/0 | 46/48 | 25/0 | 25/0 | 25 |
| Rental assistance | 0 | 0 | 0 | 0/40 | 0/58 | 0 |
| Acquisition of existing owner units | 0 | 0 | 0 | 0/0 | 0/0 | 0 |
| Production of new owner units | 0 | 0 | 0 | 0/0 | 0/0 | 0 |
| Rehabilitation of existing owner units | 60 | 12/13 | 12/10 | 12/12 | 12/15 | 12 |
| Homeownership assistance | 10 | 2/5 | 2/2 | 2/4 | 2/3 | 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 | 0/12 | 0/4 | 0 | 0 |
| Acquisition of existing rental units | 0/11 | 0/11 | 0 | 0 | 0 | 0 |
| | | | | | | |

**Table 3A
Summary of Specific Annual Objectives**

| Decent Housing with Purpose of New or Improved Availability/Accessibility | | | | | | | |
|---|---|------------------------|-------------------------------|------------------------|----------------------|--------------------------|-----|
| Specific Objective | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed | |
| DH 1.1 First time Homebuyer Assistance Program | CDBG | 2010 | Households | 2 | 5 | 250% | |
| | | 2011 | | 2 | 2 | 100% | |
| | | 2012 | | 2 | 4 | 200% | |
| | | 2013 | | 2 | 5 | 250% | |
| | | 2014 | | 2 | | | |
| | | MULTI-YEAR GOAL | | | | 10 | 16 |
| Decent Housing with Purpose of New or Improved Affordability | | | | | | | |
| DH 2.1 Homeowner Repair Program | CDBG, private | 2010 | Households | 12 | 13 | 108% | |
| | | 2011 | | 12 | 10 | 83% | |
| | | 2012 | | 12 | 12 | 100% | |
| | | 2013 | | 12 | 15 | 125% | |
| | | 2014 | | 12 | | | |
| | | MULTI-YEAR GOAL | | | | 60 | 50 |
| 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 Apts, 11 th St, Glen Ridge Terr, Manzanita St, Canterbury Hills | NSP, local, private, Urban Renewal, SuperNOFA, General Housing Assist Program, Housing Dev. Grant Program | 2010 | Households | 26 | 26 | 100% | |
| | | 2011 | | 46 | 71 | 154% | |
| | | 2012 | | 25 | 0 | 0 | |
| | | 2013 | | 25 | 0 | 0 | |
| | | 2014 | | 25 | | | |
| | | MULTI-YEAR GOAL | | | | 147 | 97 |
| DH 2.3 Increase the supply of safe, decent and affordable rental units for low income persons. ~Sky Vista, Stevens Place, Maple Terr, Elk St., Canterbury Hills, Liberty Place, Cherry Creek | HOME, LIHTC, CFC, NSP | 2010 | Units | 0 | 26 | 260% | |
| | | 2011 | | 25 | 13 | 52% | |
| | | 2012 | | 75 | 16 | 21% | |
| | | 2013 | | 0 | 50 | 500 % | |
| | | 2014 | | 0 | | % | |
| | | MULTI-YEAR GOAL | | | | 100 | 105 |
| DH 2.4 Improve and install infrastructure for new housing development | CDBG, private | 2010 | Units | 0 | 0 | 0% | |
| | | 2011 | | 0 | 0 | 0 % | |
| | | 2012 | | 10 | 0 | 0% | |
| | | 2013 | | 0 | 0 | 0% | |
| | | 2014 | | | | % | |
| | | MULTI-YEAR GOAL | | | | 10 | 0 |
| Suitable Living Environment with Purpose of New or Improved Availability/Accessibility | | | | | | | |
| SL 1.1 Hope House Transitional Shelter Expansion Project – Acquisition of land and development of infrastructure | CDBG, private | 2010 | Units | 12 | 12 | 100% | |
| | | 2011 | | 0 | 0 | % | |
| | | 2012 | | 0 | 0 | % | |
| | | 2013 | | 0 | 0 | % | |
| | | 2014 | | 0 | | % | |
| | | MULTI-YEAR GOAL | | | | 12 | 12 |

Revised 1/14/15

| Specific Objective | | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed |
|--------------------|---|---------------------------|------------------------|------------------------|-----------------|---------------|-------------------|
| SL 1.2 | Children’s Advocacy Center | CDBG, private, foundation | 2010 | Persons | 200 | 738 | 369% |
| | | | 2011 | | 200 | 531 | 266% |
| | | | 2012 | | 225 | 619 | 275% |
| | | | 2013 | | 300 | 455 | 151 % |
| | | | 2014 | | 300 | | % |
| | | | MULTI-YEAR GOAL | | | | 1,225 |
| SL 1.3 | Community Health Center | CDBG, private, foundation | 2010 | Persons | 3,000 | 2,577 | 86 % |
| | | | 2011 | | 3,000 | 1,090 | 36 % |
| | | | 2012 | | 0 | 0 | 0% |
| | | | 2013 | | 0 | 0 | 0 % |
| | | | 2014 | | 0 | | % |
| | | | MULTI-YEAR GOAL | | | | 6,000 |
| SL 1.4 | OnTrack,Inc | CDBG, private, foundation | 2010 | Persons | 105 | 441 | 420% |
| | | | 2011 | | 70 | 0 | 0% |
| | | | 2012 | | 110 | 0 | 0 % |
| | | | 2013 | | 80 | 0 | 0% |
| | | | 2014 | | 75 | | % |
| | | | MULTI-YEAR GOAL | | | | 440 |
| SL 1.5 | Maslow Project Homeless Youth Integration Center | CDBG, private, foundation | 2010 | Persons | 400 | 829 | 207% |
| | | | 2011 | | 400 | 776 | 194% |
| | | | 2012 | | 400 | 787 | 197% |
| | | | 2013 | | 400 | 1,503 | 376 % |
| | | | 2014 | | 400 | | % |
| | | | MULTI-YEAR GOAL | | | | 2,000 |
| SL 1.6 | DASIL Community Center for Disabled and Homeless Person | CDBG, private, foundation | 2010 | Persons | 250 | 1,260 | 504% |
| | | | 2011 | | 300 | 977 | 326% |
| | | | 2012 | | 325 | 0 | 0% |
| | | | 2013 | | 350 | 0 | 0% |
| | | | 2014 | | 400 | | % |
| | | | MULTI-YEAR GOAL | | | | 1,625 |
| SL 1.7 | Medford Senior Center | CDBG, private, foundation | 2010 | Persons | 900 | 1,041 | 116% |
| | | | 2011 | | 900 | 979 | 109% |
| | | | 2012 | | 900 | 0 | 0% |
| | | | 2013 | | 900 | 1,808 | 201% |
| | | | 2014 | | 900 | | % |
| | | | MULTI-YEAR GOAL | | | | 4,500 |

Revised 1/14/15

| Specific Objective | | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed |
|--------------------|---|---------------------------|------------------------|------------------------|-----------------|---------------|-------------------|
| SL1.8 | Center for NonProfit Legal Services | CDBG, private, foundation | 2010 | Persons | 0 | 0 | % |
| | | | 2011 | | 30 | 152 | 507% |
| | | | 2012 | | 30 | 142 | 473% |
| | | | 2013 | | N/A | N/A | N/A |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | | 60 | 294 |
| SL1.9 | RV Family YMCA | CDBG, private | 2010 | Persons | 0 | 0 | 0% |
| | | | 2011 | | 30 | 30 | 100% |
| | | | 2012 | | N/A | N/A | N/A |
| | | | 2013 | | N/A | N/A | N/A |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | | 30 | 30 |
| SL1.10 | Addictions Recovery Center | CDBG | 2010 | Persons | 0 | 0 | 0% |
| | | | 2011 | | 100 | 96 | 96% |
| | | | 2012 | | N/A | N/A | N/A |
| | | | 2013 | | N/A | N/A | N/A |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | | 100 | 96 |
| SL1.11 | St Vincent de Paul | CDBG | 2010 | Persons | 0 | 0 | % |
| | | | 2011 | | 0 | 0 | % |
| | | | 2012 | | 25 | 40 | 160% |
| | | | 2013 | | 25 | 58 | 232% |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | | 50 | 98 |
| SL1.12 | Kids Unlimited of Oregon After School Program | CDBG | 2010 | Persons | 0 | 0 | % |
| | | | 2011 | | 0 | 0 | % |
| | | | 2012 | | 100 | 73 | 73% |
| | | | 2013 | | N/A | N/A | N/A |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | | 100 | 73 |
| SL1.13 | Kids Unlimited of Oregon Construction of Neighborhood Center *start of project has been delayed due to zoning issue. | CDBG, private, foundation | 2010 | Persons | 0 | 0 | % |
| | | | 2011 | | 0 | 0 | % |
| | | | 2012 | | 100 | 0 | % |
| | | | 2013 | | N/A | N/A | N/A |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | | | |
| SL1.14 | Liberty Neighborhood Park Construction of a new park in a target neighborhood *project was not started until Aug 2013 | CDBG, Parks Fund | 2010 | Persons | 0 | 0 | 0% |
| | | | 2011 | | 0 | 0 | 0% |
| | | | 2012 | | 1,077 | 0 | 0% |
| | | | 2013 | | Cont. | 1,277 | 119% |
| | | | 2014 | | | | % |
| | | | MULTI-YEAR GOAL | | | 1,077 | 1,277 |

Revised 1/14/15

| Specific Objective | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed | |
|--------------------|--|--------------------------------------|------------------------|-----------------|---------------|-------------------|------|
| SL1.15 | Union Neighborhood Park Rehabilitation of existing park in target neighborhood | CDBG, Parks Fund | 2014 | Persons | 1376 | 1126 | 82% |
| SL 1.16 | Goodwill of Southern Oregon | CDBG, state, local, private | 2014 | Persons | 40 | 77 | 192% |
| SL 1.17 | RV Manor Grandparents Program | CDBB, federal, state, local, private | 2014 | Persons | 34 | 40 | 118% |
| | | | | | | | |

| Neighborhood Revitalization | | | | | | | |
|-----------------------------|--|--------------|------------------------|-----------------|---------------|-------------------|---------|
| Specific Objective | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed | |
| NR 1.1 | Neighborhood Development projects ~street trees, streetlights, neighborhood beautification, code enforcement | General Fund | 2010 | Persons | 100 | 26 | 26% |
| | | | 2011 | | 125 | 2,837 | 2,270% |
| | | | 2012 | | 100 | 1,033 | 1,033% |
| | | | 2013 | | 50 | 1,446 | 2,892 % |
| | | | 2014 | | 25 | | % |
| MULTI-YEAR GOAL | | | | 400 | 5,342 | 1,335% | |

| Economic Opportunity with Purpose of New or Improved Availability/Accessibility | | | | | | | |
|---|---------------------------------------|------|------------------------|------------------|---------------|-------------------|------|
| Specific Objective | Source of Funds | Year | Performance Indicators | Expected Number | Actual Number | Percent Completed | |
| EO 1.1 | SOU Small Business Development Center | CDBG | 2010 | Microenterprises | 0 | 0 | 0 % |
| | | | 2011 | | 5 | 21 | 420% |
| | | | 2012 | | 0 | 7 | 700% |
| | | | 2013 | | 0 | 0 | N/A |
| | | | 2014 | | | | % |
| MULTI-YEAR GOAL | | | | 5 | 28 | 560% | |

Revised 1/14/15

**Table 3B
Annual Affordable Housing Completion Goals**

| Grantee Name: City of Medford Program Year- 2013 | Expected Annual Number of Units to be Completed | Actual Annual Number of Units Completed | Resources used during the period | | | |
|---|---|---|----------------------------------|--------------------------|--------------------------|--------------------------|
| | | | CDBG | HOME | ESG | HOPWA |
| BENEFICIARY GOALS (SEC. 215) | | | | | | |
| Homeless households | | | | | <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"/> |
| RENTAL 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"/> |
| HOME OWNER 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 | | | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Homebuyer Assistance | | | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Total Sec. 215 Affordable Owner | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COMBINED RENTAL AND OWNER 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"/> |
| OVERALL HOUSING GOALS | | | | | | |
| Annual Rental Housing Goal | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Annual Owner Housing Goal | 11 | 15 | X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Total Annual Housing Goal | 11 | 15 | X | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

TO: MAIL TRIBUNE-LEGAL
PUBLISH: Wednesday, October 1, 2014

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a 15-day public comment period for the City of Medford's Consolidated Annual Performance and Evaluation Report (CAPER) for the 2013 program year Community Development Block Grant (CDBG) funds will commence on Wednesday, October 1, 2014 and close on Wednesday, October 15, 2014 to solicit input regarding the report. All comments will be included in the CAPER prior to submission to the U.S. Department of Housing and Urban Development (HUD), as required. This report summarizes individual projects and provides status of improvements and activities funded with HUD entitlement funds for the program year July 1, 2013 through June 30, 2014. Projects included in this report are capital improvements, public service operating grants, and fair housing activities.

The City of Medford, City Council, will hold a public hearing on Thursday, October 16, 2014 at 7:00 p.m. in the City Hall Council Chambers which is located at 411 West 8th Street, Medford, Oregon. A public hearing is being conducted for the purpose of soliciting citizen input regarding the Consolidated Annual Performance and Evaluation Report (CAPER).

Copies of the CAPER are available for public review on the City's website at www.ci.medford.or.us and at the Santo Community Center located at 701 N. Columbus Ave. Please contact Angela Durant, Grant Support Technician, at 541-774-2408 or angela.durant@cityofmedford.org to obtain a copy or submit comments. A summary of public comments will be incorporated into the final document prior to submission to HUD.

Angela Durant
Grant Support Technician
City of Medford

#####

PUBLIC COMMENTS RECEIVED

Public Comment Period: October 1, 2014 – October 15, 2014

NO COMMENTS RECEIVED

MINUTES OF THE MEDFORD CITY COUNCIL MEETING

October 16, 2014

EVENING SESSION

EVENING SESSION

7:00 P.M.

The regular evening session of the Medford City Council was called to order at 7:00 p.m. in the Council Chambers of the Medford City Hall on the above date with the following members and staff present:

Acting Mayor Daniel Bunn; Councilmembers Chris Corcoran, Dick Gordon, Tim Jackle, Eli Matthews, John Michaels, Bob Strosser

Pro Tem City Manager Bill Hoke; City Attorney John Huttli; Deputy City Recorder Karen Spoonts

Mayor Gary Wheeler was absent.

110. Oral requests and communications from the audience

110.1 Clifford Bundy, representing the residents of Aspens on the Creek, read a letter from 144 property owners of those in the development and requested that the feeding of the homeless not be held at Railroad Park but at a location such as the Salvation Army. They wanted to know who will pay for the restrooms and cleanup. They currently have issues with the homeless in the area such as fights in the early morning hours. They requested Council take into account the agreement with the Southern Oregon Live Steamers, etc.

Councilmember Corcoran would like to call him tomorrow as he does not think they have all of the information. Councilmember Strosser noted that Council is trying to come to a resolution on this. He provided information on other issues, such as 2/3 of those eating at Hawthorne were not homeless.

110.2 Maureen Swift, Friends of the Medford Library, provided an update on the Medford Library. Starting January 1, 2015 16 hours will be added to the Medford Library and spoke about the extra activities that will be added. As part of their ongoing program to bring libraries up-to-date they will be working on updating the Library Plan and stated there should be opportunities for the City's Strategic Plan to work with their plan.

Mr. Swanson thanked the volunteers who work at the library.

120. Public hearings

120.1 COUNCIL BILL 2014-135 A resolution adopting the Consolidated Annual Performance and Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) funds for the 2013-14 program year.

Angela Durant, Grants Support Specialist, provided the staff report and noted that the public hearing is a HUD requirement to solicit citizen input regarding the City's Consolidated Annual Performance and Evaluation Report (CAPER) relating to use of the Community Development Block Grant (CDBG) funds for the 2013/2014 program year. She provided the goals and summary of objectives met for 2010-2013.

Councilmember Corcoran questioned the street tree program for two neighborhoods that were done; Ms. Durant noted that she did not have that information but would get it to him.

Public hearing opened.

No one spoke.

Public hearing closed.

Motion: Approve resolution adopting the Consolidated Annual Performance and Evaluation Report pertaining to Community Development Block Grant funds for the 2013-14 program year.

Moved by: Chris Corcoran

Seconded by: John Michaels

Councilmember Strosser stated that he is on the board for Access and the Medford Senior Center but will be voting.

Roll call: Councilmembers Bunn, Corcoran, Gordon, Jackle, Matthews, Michaels and Strosser voting yes.

Motion carried and so ordered.

Mr. Swanson noted that Ms. Durant was hired to work on the grants and it is great to see those who have benefited from this.