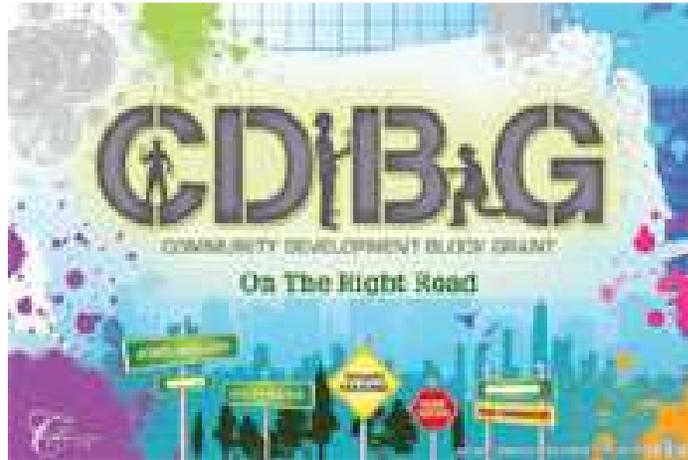


City of Medford, Oregon



July 1, 2009—June 30, 2010

ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT

City of Medford
City Manager's Office
Adopted May 7, 2009

Summary of the One-Year Action Plan Process Fiscal Year 2009/10

The Consolidated Plan for Housing and Community Development is a requirement of the 1990 National Affordable Housing Act and the Community Development Plan for the U.S. Department of Housing and Urban Development. Such a plan is required of entitlement communities, which receive Community Development Block Grant (CDBG) funds under HUD's housing and service programs related to the needs of low and moderate-income persons.

The One Year Action Plan, an annual requirement, must be submitted to HUD 45 days prior to the beginning of the entitlement fiscal year. A citizen participation plan element requires that interested parties have a 30-day period in which to review and comment upon the funding proposals. The 30-day comment period for the use of the City of Medford's CDBG funds begins on April 6, 2009 and ended on May 5, 2009. No comments were received. A public hearing was held on May 7, 2009 at 7:00 p.m. in Jackson County Auditorium. Testimony was received from one person in supports of funding for the neighborhood facility. The comments can be viewed in Appendix B.

Copies of the City of Medford Consolidated Plan plus the One-Year Action Plan for fiscal year 2009/10 are available at the following location:

City of Medford
City Manager's Office
451 W. 6th Street (temporary location)
Medford, OR 97501

The Action Plan is available online at www.ci.medford.or.us on the Administration webpage.

EXECUTIVE SUMMARY

The City of Medford is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Medford's Fiscal Year 2009-2010 CDBG funding allocation is \$622,465 with \$288,500 in allocated carryforward, \$1300 in unallocated carryforward, plus an additional \$90,000 in program income.

The one-year *Action Plan* is an annual document that describes the City of Medford's HUD-funded projects and community development related activities that will be conducted within the community to implement the five-year *2005-2009 Consolidated Plan for Housing and Community Development* in the upcoming fiscal year.

Funding will be used for homeowner rehabilitation, rehabilitation of parking areas for a youth activity center, down payment assistance for first time homebuyers, and public service operations. Performance measurements include enhanced affordability and accessibility for the purpose of providing decent housing and enhanced and improved accessibility for the purpose of providing suitable living environments.

Citizen Participation and Consultation

The City of Medford allocated its CDBG funds through a competitive process. The Housing and Community Development Commission, a nine-person citizen advisory group, reviewed all applications and made its funding recommendations on March 25, 2009. It forwarded its funding recommendations to the Medford City Council. The public comment period for the draft 2009/2010 Action Plan began on April 6 and ran through May 5, 2009. The draft plan was posted on the City's website and was available to the public at the City Manager's Office. The Housing and Community Development Commission will meet again on May 6, 2009 to review the public comments and discuss concerns. A public hearing was held on May 7, 2009 with testimony received from one person who spoke in favor of funding for the Kids Unlimited Parking lot project. Comment may be reviewed in Appendix B.

The public comment period and the public hearing for the submitted plan was noticed in the Legal Notices section of *The Mail Tribune*.

Consultations occurred with the Hispanic Interagency Network, the Jackson County Continuum of Care/Homeless Task Force, the Jackson County Community Services Consortium, the Housing Authority of Jackson County, ACCESS, Inc. and the West Medford Community Coalition.

SOURCES OF FUNDS/RESOURCES

There are many potential resources available to provide affordable housing and related services in Medford. This section provides an overview of the potential resources. Only the programs that are most suitable and likely to be available have been included. The City of Medford is an Entitlement Jurisdiction for Community Development Block Grant funds. Most other resources, however, are provided on a competitive basis and require grant writing skills and well organized local organizations that demonstrate competence and effectiveness. Fortunately, there are several such organizations in Medford which have been successful in obtaining federal, state and local grants and public contributions for their housing and related service programs, including the Housing Authority of Jackson County, ACCESS, Inc., OnTrack, Inc., and Community Works.

a. Federal Programs

1) Community Development Block Grant (CDBG)

CDBG funds are an entitlement received by the City of Medford based on a formula related to population and other parameters. The eligible uses of these funds permit the City to provide direct funding for community development projects such as streets, sidewalks and other public infrastructure in low-income neighborhoods. The City of Medford also encourages agencies and organizations to provide housing and related services by awarding CDBG funds for housing related projects or as leverage to generate additional funding, thereby maximizing the benefits from this federal funding.

2) HOME Program

The City of Medford is not currently a participating jurisdiction for HUD's HOME funds. Affordable housing organizations in Medford currently need to apply directly to the Oregon Housing and Community Services Department, which allocates funds based on a statewide Consolidated Plan.

3) Low-income Energy Assistance and Weatherization

ACCESS, Inc., the local community action agency, receives U.S. Department of Energy Funds, which are distributed through the Oregon Housing and Community Services Department. These funds are used to provide low-income households with help in paying their energy bills and weatherizing their homes.

4) Mortgage Credit Certificate Program

This federal program enables a purchaser of a home to qualify for a higher loan amount than would otherwise be possible.

5) Low-income Housing Tax Credit

The Federal Low-Income Housing Tax Credit Program assists both for-profit and non-profit housing developers in financing affordable housing projects for low-income families and individuals whose incomes are 60% or below of median family income. Local non-profit developers have been successful at pulling in tax credit dollars.

A recent example of a successful project that was developed using Low-Income Housing Tax Credits is the Housing Authority of Jackson County's Maple Terrace Apartments, 92 new low income rental apartments located in northwest Medford, which were funded through a combination of Low-Income Housing Tax Credits and other State and Federal funding sources.

6) Exemptions from Local Property Taxes

Non-profits that provide services for low and moderate-income persons are often eligible for exemptions from local property taxes. ACCESS, Inc. recently requested and received an exemption from property tax for their Barnett Apartments.

7) Resources for Homeless Populations

The Oregon Housing and Community Services Department receives federal and state resources to be used in the state for homeless persons. These include: Emergency Housing Account, Emergency Shelter Grants, State Homeless Assistance Program, Shelter Plus Care, and Supplemental Assistance for Facilities to Assist Homeless. Additionally, under the Federal Continuum of Care program administered by HUD, local governments and agencies can apply for federal funding for programs and services to prevent and combat homelessness. The Continuum of Care has been successful at acquiring McKinney Vento funds. This year, they received \$319,914 to fund four on-going programs/projects: support for ACCESS' Woodrow Pines, Rogue Valley Council of Government's Home At Last Program, the Salvation Army's Hope House Transitional Shelter and Community Works Transitional Living program for youth and teens. ACCESS, Inc., as the Community Action Agency for Jackson County, is also the designated lead agency by Oregon Housing and Community Services Department for administering many of these funds. It houses the Southern Oregon Housing Resource Center, a clearinghouse for housing programs.

8) Public Housing Assistance

The Housing Authority of Jackson County can receive funds from HUD for a variety of purposes. Principal funds include Housing Choice Vouchers, of which HAJC has 1705 for all of Jackson County. They also offer special programs such as the Family Self Sufficiency and are able to offer housing choice vouchers for mortgage payments for qualified families. The Housing Authority of Jackson County is a member of Valley Individual Development Account (VIDA) and will be administering up to 10 IDAs.

9) Direct Loans for Housing the Elderly (Section 202)

This program provides low interest loans to private, non-profit organizations to develop housing for the elderly. Medford has two Section 202 facilities developed and managed by Pacific Retirement Systems.

10) Cash Advances for Housing the Handicapped (Section 811)

This program provides assistance to private non-profits to develop rental housing with supportive services for persons with disabilities. ASI Jackson County accessed Section 811 dollars for its Catalpa Shade project for persons with brain injuries.

b. State Programs**1) State of Oregon Affordable Housing Resources**

The Oregon Department of Housing and Community Services administers a number of programs to provide affordable housing. These include the Single Family Mortgage Program, the Multifamily Housing Revenue Bonds program, the Elderly and Disabled Loan Program, Risk Sharing Loans, Predevelopment Loans, Seed money advance, Oregon Rural Rehab Loans, and Multi family Accelerated Loan Processing, the Oregon Housing Development Grant Program, the Oregon Affordable Housing Tax Credit for Lenders, the Low-Income Rental Housing Fund, HELP and other programs as determined by local community need.

c. City General Fund Resources**1) Neighborhood Matching Grant Funds**

Through its Neighborhood Resource Division, the City has implemented a neighborhood small matching grant program to assist in funding worthwhile projects citywide, as well as in low and moderate-income neighborhoods. In the past year, two Neighborhood Street Tree Partnerships were funded for the removal of hazardous trees, pruning of existing trees and planting of new trees and one neighborhood improvement grant was allocated for a block party in a low income neighborhood.

2) City General Fund Grants

The City of Medford allocates \$275,000 annually in general fund dollars to help fund the day-to-day operations of public service agencies and organizations providing essential safety net services in the city. Funding in FY 2009/10 will help support essential safety net services to public agencies. A \$4.5 million bond measure was passed in 2005 to build sidewalks within a mile radius of elementary schools throughout the City. Sidewalks are getting ready for bid in Census Tract 1.2 near Howard School, Census Tract 2.03 near South Medford High School, Census Tract 2.02 near McLoughlin Middle School and Jackson Elementary School, and Census Tract 5 near Hedrick Middle School.

SUMMARY OF SPECIFIC ANNUAL OBJECTIVES: FY 2008/09 ACTIVITIES

The Action Plan allocates \$614,230 in new 2009-2010 CDBG funds, \$90,000 in estimated program income.

Housing Rehabilitation- The Housing Authority of Jackson County was granted \$180,000 in new grant funds and an estimated \$75,000 in program income to provide no interest loans for improvements to residents occupied by low-income homeowners. Examples of eligible repairs include roof replacement and emergency repairs to plumbing, heating and electrical systems.

Outcome Statement: *Affordability for the purpose of providing decent housing*

Contingent Increase: *Should the City of Medford entitlement increase by up to 10% for PY2009, additional funds up to \$20,000 will be granted to the Housing Authority of Jackson County for housing rehabilitation.* (Note: The entitlement amount was received and an additional \$2,433 will be allocated to the Housing Authority of Jackson County for this program.)

• **Rehabilitation of Parking Area** – Kids Unlimited was granted \$180,000 in new grant funds to rehabilitate the parking areas at the youth activity center which provides programs for homeless and low/mod income youth.

Outcome Statement: *Sustainability for the purpose of providing neighborhood facilities such as youth centers, parks/recreational facilities, open spaces, and community centers.*

Contingent Increase: *Should the City of Medford entitlement increase by up to 10% for PY2009, additional funds up to \$20,000 will be granted Kids Unlimited for the rehabilitation of the parking area serving the youth center.* (Note: The entitlement amount was received and an additional \$2,432 will be allocated to Kids Unlimited for this project.)

• **Homeowner Assistance** – The City of Medford has allocated \$41,417 in new CDBG funds towards the First Time Homebuyer Assistance Program to provide zero interest loans for income qualified homebuyers in Medford of up to \$15,000 per household for down payment assistance and/or closing costs.

Outcome Statement: *Affordability for the purpose of providing decent housing.*

• **Public Services Operations-** The City of Medford has granted \$90,000 which falls within the 15% limitation established in the CDBG regulations, to fund operations for public services agencies serving low-income families, homeless and persons with special needs.

Outcome Statement: *Accessibility for the purpose of creating suitable living environments*

Contingent Increase: *Should the City of Medford entitlement increase by up to 10% for PY2009, additional funds up to \$11,347 will be granted public service agencies, which would fall within the 15% limitation established in the CDBG regulations.* (Note: The entitlement amount was received and an additional \$3,370 will be allocated to public services.)

• **Administration-** \$122,813 in new funds and \$15,000 in estimated program income will be used for general program administration, fair housing activities, project implementation, and other planning activities.

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Projects (CDBG)	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2.1	Address the need for affordable housing by rehabilitating existing homes for low-mod homeowners	Homeowner Rehabilitation Program	# occupied by elderly # of units brought from substandard to standard condition # of units brought into compliance with lead safe housing # qualified as Energy Star # of units made accessible for disabled	2009	12		
DH-2.2	Assist low-mod homebuyers to obtain housing through down payment and closing cost assistance.	First Time Homebuyer Program	# of first time homebuyers # of homebuyers receiving housing counseling # of first time homebuyers receiving down payment and/or closing cost assistance	2009	3		

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Projects (CDBG)	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1.1	Address the need for infrastructure to provide accessibility to the youth center that provides services to homeless and low income youth.	Kids Unlimited/Parking lot rehabilitation	# of persons assisted with new access to a facility or infrastructure benefit	2009	1500		
SL-1.2	Improve the accessibility of support/legal services for abused children	J. C. Child Abuse Task Force – Children’s Advocacy Center	# of persons assisted with new access to a facility	2009	519		
SL-1.3	Improve the availability/accessibility of support services for the physically and mentally disabled.	DASIL	# of persons assisted with new access to a service	2009	500		
SL-1.4	Address the need for integrated services to assist homeless and/or runaway teens	Kids Unlimited/The Maslow Project	# of persons assisted with new access to a service	2009	350		
SL-1.5	Improve the availability/accessibility of case management family assistance to low-mod persons living at Stevens Place Apartments and Sky Vista Apartments	OnTrack, Inc	# of persons assisted with new access to a service	2009	290		
SL-1.6	Improve the availability/accessibility of support services for senior citizens	Medford Senior Center	# of persons assisted with new access to a service	2009	900		
SL-1.7	Improve the availability/accessibility of legal services for low income citizens and seniors.	Center for Non-profit Legal Services	# of persons assisted with new access to a service	2009	321		

GEOGRAPHIC DISTRIBUTION

For the purpose of the Consolidated Plan, the City of Medford defines areas of minority concentration as *a Census Tract where the total percentage of minority population is 20 percent or more of the total population in the Census Tract*. 2000 Census data shows that the City of Medford has three such Census Tracts where there exists more than a 20% concentration of minorities. In specific, Census Tract 1 supports 30.1% of Hispanic population, Census Tract 2.01, a 22.4% concentration of Hispanics and Census Tract 2.02, a 22% concentration of Hispanics. The City has consistently targeted funds to these areas in West Medford throughout the years due to the low-moderate income base and to the higher than average minority populations. In fact, since 2000, 6,936 Hispanic individuals out of 66,927 persons or a total of 10% of all persons served have received assistance through a CDBG-funded Public Service activity.

Targeted 2009/10 CDBG funds include funds for The Maslow Project and the Parking Lot Rehabilitation Project located at Kids Unlimited which is in the Liberty Park Neighborhood, Census Tract 1. This past year, funding was targeted for the Home Repair Program in the local target areas of Liberty Park, McLoughlin and Washington neighborhoods. These neighborhoods are the most diverse in the City with high concentrations of Hispanic populations in particular. This year, those same three neighborhoods will again be targeted for home repair funds.

ALLOCATION PRIORITIES

Approximately 30% of the CDBG funding will be used in local target areas in 2009/2010 primarily in the form of homeowner repair funding. This funding will be used in the targeted neighborhoods of McLoughlin, Liberty Park and Washington. Other targeted neighborhood programs include the parking lot rehab and integrated services for homeless teens, both located in the Liberty Park Neighborhood, Census Tract 1 and the neighborhood improvement project carry forward funding which targets these neighborhoods as well.

**TABLE 3B
AFFORDABLE HOUSING**

	Annual Number Expected Units To Be Completed	<u>Resources used during the period</u>			
		CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Rental		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	12	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	3	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Owner	15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Acquisition of existing units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	12	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	3	X	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	15	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	15	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	15	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Medford**

Priority Need

To retain safe and decent affordable housing for low-mod homeowners.

Project Title

Homeowner Rehabilitation/Repair Program

Description

A no interest homeowner loan program designed to correct recognized hazards to the health and safety of the low-mod homeowner with the intention of keeping low-mod homeowners in their homes.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide with 30% targeted to the McLoughlin, Liberty Park and Washington Neighborhoods.

Objective Number DH-2.1	Project ID 1
HUD Matrix Code 14A	CDBG Citation 570.202(a)(1)
Type of Recipient LMH	CDBG National Objective 570.208(a)(3)
Start Date 07/01/09	Completion Date 06/30/10
Performance Indicator # of units occupied by elderly,# of units brought from substandard to standard,# qualified as Energy Star,# of units made accessible, # of units brought into compliance with lead safe housing	Annual Units 12 households
Local ID PH001-2009	Units Upon Completion 12 households

Funding Sources:

CDBG	.....\$182,433
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....\$182,433
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....\$ 75,000
Total	.....\$257,433

*** Should our entitlement increase by up to 10%, the Homeowner Repair Program would receive additional funds up to \$20,000.** (Note: The entitlement amount increased and an additional \$2,433 was allocated to the program.)

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Medford**

Priority Need

To obtain affordable housing for low-mod income citizens

Project Title

First Time Homebuyer Assistance Program

Description

Assist low-mod homebuyers to obtain housing through down payment and closing cost assistance.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Objective Number DH-2.2	Project ID 3
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(3)
Start Date 07/01/09	Completion Date 06/30/10
Performance Indicator #of affordable units	Annual Units 3 households
Local ID PH0107-2009	Units Upon Completion 3 households

Location/Target Area
Citywide

Funding Sources:

CDBG	\$ 41,417.00
ESG	
HOME	
HOPWA	
Total Formula	\$41,417.00
Prior Year Funds	\$
Assisted Housing	
PHA	
Other Funding	
Total	\$41,417.00

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Medford**

Priority Need

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

Project Title

Kid Unlimited Parking Lot Paving Project

Description

This project provides funds to rehabilitate the public infrastructure and access into Kids Unlimited Youth facility. The facility is used for programs for homeless youth, those living in poverty, low/mod income youth.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

**Kids Unlimited of Oregon
821 North Riverside, Medford OR 97501**

Objective Number SL1	Project ID 2
HUD Matrix Code 03g	CDBG Citation 570.201(c)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)(A)
Start Date 07/01/09	Completion Date 06/30/10
Performance Indicator #of persons assisted with improved access to a facility	Annual Units 1500 persons served
Local ID PH0047-2009	Units Upon Completion 1500 persons served

Funding Sources:

CDBG	\$182,432
ESG	
HOME	
HOPWA	
Total Formula	\$182,432
Prior Year Funds	\$
Assisted Housing	
PHA	
Other Funding	\$127,910
Total	\$310,342

*** Should our entitlement increase by up to 10%, the Homeowner Repair Program would receive additional funds up to \$20,000.** (Note: The entitlement amount increased and an additional \$2,432 was allocated to this project.)

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Medford**

Priority Need

Provide services for abused/neglected children including medical exams, crisis therapy and assessment.

Project Title

Jackson County Child Abuse Task Force – Children's Advocacy Center

Description

This project funds services for all child abuse programs in the City of Medford. It provides on-site medical exams, crisis therapy and assessment, on-going therapy, pre-teen and teen mentoring groups, community outreach/education and advocacy follow-up.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

**Child Abuse Task Force, Children's Advocacy Center
816 West 10th Street, Medford, OR 97501**

Objective Number SL-1.2	Project ID 4
HUD Matrix Code 05N	CDBG Citation 570.201 (e)
Type of Recipient Nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/09	Completion Date 06/30/10
Performance Indicator #of persons assisted with new ir improved access to a service	Annual Units 519 persons served
Local ID PH0032-2009	Units Upon Completion 519 persons served

Funding Sources:

CDBG	\$22,500
ESG	
HOME	
HOPWA	
Total Formula	\$22,500
Prior Year Funds	0
Assisted Housing	
PHA	
Other Funding	\$869,716
Total	\$892,216

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

To provide services for disabled and/or homeless persons

Project Title

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

Description

Supports low income persons who are homeless, disabled, and/or disadvantaged to gain and maintain their independence and stability through classes such as the Second Changes Renters Rehabilitation, rental assistance and case management.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide

DASIL, 29 N. Ivy Street, Medford

Objective Number SL-1.3	Project ID 9
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)(A)
Start Date 07/01/09	Completion Date 06/30/10
Performance Ind. # of persons assisted with new or improved access to a service	Annual Units 500 persons served
Local ID PH0042-2009	Units Upon Completion 500 persons served

Funding Sources:

CDBG	\$17,000
ESG	
HOME	
HOPWA	
Total Formula	\$17,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$76,620
Total	\$93,620

The primary purpose of the project is to help: the Homeless persons with HIV/AIDS; persons with Disabilities;
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Medford

Priority Need
Support services to homeless and/or runaway teens

Project Title
Kids Unlimited - The Maslow Project: Youth Social Service Integration Center

Description
Support for an outreach team to link up services with homeless youth and teens and the community; Support for onsite service integration center including shower and laundry facilities, clothing and hygiene supply closet, food pantry, structured case management services with referrals to both mental health and Community Health Center.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Citywide services
Kids Unlimited
821 N. Riverside Drive, Medford

Objective Number SL-1.4	Project ID 5
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/09	Completion Date 06/30/10
Performance Indicator # of persons assisted with improved or new access to a service	Annual Units 350 persons served
Local ID PH0041-2009	Units Upon Completion 350 persons served

Funding Sources:

CDBG	\$15,200
ESG	
HOME	
HOPWA	
Total Formula	\$15,200
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$108,964
Total	\$124,164

The primary purpose of the project is to help: the Homeless persons with HIV/AIDS; persons with Disabilities;
 Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

Improve accessibility/availability of legal services to seniors and low-mod income citizens

Project Title

Paths to Self-Sufficiency, Center for Nonprofit Legal Services

Description

The Paths to Self Sufficiency program provides legal assistance to seniors, disabled persons and low income families to access transportation, employment, housing, health care and public benefits by defending their civil rights to fair housing and reasonable accommodations.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Center for Nonprofit Legal Services
225 West Main, Medford OR 97501

Objective Number SL-1.7	Project ID 6
HUD Matrix Code 05C	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/09	Completion Date 06/30/10
Performance Indicator # of persons assisted with new or improved access to a service	Annual Units 321 persons served
Local ID PH0015-2009	Units Upon Completion 321 persons served

Funding Sources:

CDBG	\$9,150
ESG	
HOME	
HOPWA	
Total Formula	\$9,150
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$29,235
Total	\$38,385

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

To provide safety net services for low income seniors

Project Title

Senior Advocacy Program, Medford Senior Center

Description

Supports low income seniors with meals, food stamps, transportation, Medicare and Medicaid information, financial and tax training and other assistance.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide

The Medford Senior Center, 510 East Main Street, Medford

Objective Number SL-1.6	Project ID 8
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a) (2)(A)
Start Date 07/01/09	Completion Date 06/30/10
Performance Ind. # of persons assisted with new or improved access to a service	Annual Units 900 persons served
Local ID PH0021-2009	Units Upon Completion 900 persons served

Funding Sources:

CDBG	\$16,000
ESG	
HOME	
HOPWA	
Total Formula	\$16,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$246,958
Total	\$262,958

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

Case management for low-mod income families in recovery from substance abuse

Project Title

Family Advocate for On Track's Steven's Place (50 unit), Sky Vista Apartments (48 unit)

Description

Provides funding for a family advocate at the Stevens Place Apartments and/or the new Sky Vista Apartments providing low income families and families in recovery with case management

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Stevens Place Apartments, 1105 Stevens Street in Medford
Sky Vista Apartments, 1900 Homeview Drive in Medford

Objective Number SL-1.5	Project ID 7
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/09	Completion Date 06/30/10
Performance Indicator # of persons served with new or improved access to a service	Annual Units 290 persons served
Local ID PH0024-2009	Units Upon Completion 290 persons served

Funding Sources:

CDBG	\$13,520
ESG	
HOME	
HOPWA	
Total Formula	\$13,520
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$35,000
Total	\$48,520

*** Should our entitlement increase by up to 10%, the Ontrack, Inc. Program would receive additional funds up to \$11,347.** (Note: The entitlement amount increased and an additional \$3,370 was allocated to this program.)

PUBLIC HOUSING

The City of Medford does not own or operate any public housing within the City. The Housing Authority of Jackson County serves Medford and Jackson County. They recently completed the construction of the Maple Terrace Apartments in northwest Medford providing 82 new low-income rental units. All units are fully leased.

CHRONIC HOMELESSNESS

In the 2006/2007 Program Year, the City awarded \$193,500 to The Salvation Army to provide for the development of public infrastructure for the expansion project of the organization's Hope House Transitional Shelter with an additional \$25,000 in 2007/2008 and they awarded The Salvation Army an additional \$50,000 in 2008/2009. The Salvation Army will develop 12 family units over the next two years. Hearts with a Mission is rehabilitating a house that will house 15 homeless youth. The home was purchased with CDBG Funds last year. Public service dollars were allocated to the Maslow Project, a youth service integration center providing services to homeless youth and teens. The number of homeless youth identified in the 549C Medford School District was 1094 in 2007/08. Medford has the highest percentage of homeless youth per capita in Oregon and is second in overall number behind only Portland.

LOW/MOD BENEFIT

One hundred percent (100%) of 2009/2010 CDBG funds will be used for activities that benefit LMI persons.

MONITORING STANDARDS AND PROCEDURES

The City of Medford is responsible for monitoring only those funds that it receives from HUD, which are limited to the Community Development Block Grant. The City has both a Grants Specialist who is responsible for overseeing the use of CDBG funds along with the Deputy City Manager. They maintain a close working relationship with the Neighborhood Resource Coordinator and grant recipients. Quarterly financial and beneficiary reports are required of all public service agencies receiving CDBG funds. Annual beneficiary reports are required of all subrecipients of capital grants. All capital projects are administered under federal procurement standards and labor standards. The programs are closely monitored and an annual report prepared.

The City will monitor the progress of all new 2009/10 Action Plan programs and prepare an annual report (CAPER) which will cover progress made for each activity, as well as number of beneficiaries, number of units and number of dollars spent through the annual Grantee Performance Report. The City has expanded its role as a supportive partner and coordinator of affordable housing through its nine-person Housing and Community Development Commission. This Commission helps provides a stronger citizen participation component for the CDBG program. Housing Commissioners monitor the progress of all CDBG- funded capital

improvement projects, review funding decisions and make recommendations to City Council on programs and funding.

In addition to reviewing all subrecipient draw down requests, program and financial reports, the City will complete a risk assessment of 2009/10 CDBG subrecipients. The purpose of this risk assessment is to identify which subrecipients will require comprehensive monitoring during the program year. The risk assessment uses the following criteria **to identify high-risk** subrecipients which will require comprehensive monitoring:

- subrecipients new to CDBG program;
- subrecipients that have experienced turnover in key staff positions;
- subrecipients with previous compliance or performance problems;
- subrecipients carrying out high-risk activities; and
- subrecipients undertaking multiple CDBG activities for the first time.

Comprehensive monitoring of high-risk subrecipients will include a minimum of one on-site project monitoring visit during the 2009/10 program year. If a subrecipient is determined to be high-risk, they may also be required to submit monthly financial and program outcome reports (vs. quarterly). The schedule of each on-site monitoring visit will be determined by the subrecipient project schedule and a standardized monitoring checklist will be used when evaluating each subrecipient CDBG- funded project. We will monitor the Jackson County Child Abuse Task Force-Children's Advocacy Center due to a new director being hired since last funded.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The City of Medford partners with other governmental jurisdictions, agencies and organizations, in a collaborative effort to address homelessness and other special needs. The Jackson County Homeless Task Force uses a Continuum of Care approach to provide for services and linkages for low income and homeless citizens. City staff serves on the Homeless Task Force, which meets on a monthly basis. Subcommittees include the following:

- Annual Homeless Survey
- Veterans
- Accessible Affordable Housing
- Homeless Youth
- Project Homeless Connect

The Homeless Task Force is working to put on a resource fair for homeless people, Project Homeless Connect in June 2009. The Task Force is looking to develop an emergency preparedness plan for homeless people this year.

Through the support and coordinated efforts of this Task Force, the Rogue Valley Council of Government's Senior and Disability Services program in partnership with DASIL is sponsoring the Home at Last supportive housing program designed to give mentally and physically disabled adults the assistance they need to find a home and keep it. Clients are case managed and receive

a range of services from assistance in obtaining permanent housing to medical treatment. Since 2002, the program has received \$133,665 annually in McKinney Vento funds and this year will receive \$136,957.

Also through the coordinated efforts of the Homeless Task Force, there are other McKinney Vento recipients for 2009 including ACCESS, Inc for its supportive mental health services for Woodrow Pines, Community Works for its homeless and runaway teen program, and the Salvation Army for its Hope House Transitional Shelter.

The Homeless Task Force conducts an annual homeless survey, one night shelter count (point in time) and gaps analysis. The annual homeless survey reveals a steady climb in the number of homeless persons in Jackson County. This year the survey indicated an increase in the percentage of homeless veterans to nearly 50% of the population counted. Nearly 79% were male.

Nonprofit housing providers and social service agencies continue to address the needs of homeless and special needs populations. Rogue Retreat has applied for and obtained a permanent support Housing Plus grant through the State of Oregon to purchase and then renovate a house on Riverside. Hearts with a Mission acquired a house on Edwards Street with 2008 CDBG funds to use as an emergency teen shelter and is in the process of rehabilitating the house that will house 15 teens.

The process to develop the Ten Year Plan to End Homelessness is coming to an end by June 2009 and there will be a community awareness campaign to promote the plan. The main strategies include the following:

- Increase the stock of permanent, affordable and supportive housing for individuals who earn less than the 20% of Area Median Income.
- Increase agency coordination and service integration at all levels.
- Provide case management to help people maintain stable rental housing.
- Provide financial assistance and life skills training to help people move into stable housing.
- Develop and increase sustainable emergency/transitional shelter options for youth.

On Track, Inc., a nonprofit working with persons with alcohol and other drug addictions and persons with HIV and AIDS- related diseases operates both the Sky Vista Apartments with 48 units and the Lithia Place Apartments with 15 units as well as the Stevens Place project, which houses very low income families who are unable to meet tenancy eligibility requirements elsewhere. Each complex has both a property manager and case manger on site. CDBG funding helps to support a case manager at Stevens Place and one at Sky Vista/Lithia Place.

COORDINATION

Coordination between public and assisted housing providers, health providers and social 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.

There is also a Hispanic Interagency Committee which serves as a networking vehicle and advocate for the provision of services to the expanding Spanish speaking community. The Neighborhood Resource Coordinator currently chairs these monthly meetings and promotes City services through outreach and awareness

The Southern Oregon Housing Resource Center provides a clearing house for housing related resources within Jackson and Josephine Counties. It is a collaborative effort between both county governments, ACCESS, Inc., the Housing Authority of Jackson County and several municipalities including the City of Medford. Program income derived from State- funded CDBG projects in Jackson and Josephine Counties will be funneled through this organization as well. The Neighborhood Resource Coordinator serves on its advisory board.

The City of Medford has established a Housing and Community Development Commission to address 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 2003, they were approved by City Council serve in an advisory capacity on issues related to Community Development Block Grant including recommendations regarding CDBG funding.

The HUD Counseling Center in Jackson County, SOFCU Community Credit Union. The City of Medford has been partnering with SOFCU to offer a new First Time Homebuyer curriculum through NeighborWorks, *Realizing the American Dream*. This curriculum is in addition to the *ABCs of Home Buying* offered through the Southern Oregon Housing Resource Center.

REDUCTION OF LEAD-BASED PAINT HAZARDS

Childhood lead based paint poisoning is a significant problem nationally. In an effort to address this problem, HUD published its Final Rule to Title X of the 1992 Housing and Community Development Act on September 15, 1999. This rule requires certain prescribed action by HUD grantees to identify, stabilize or remove lead- based paint hazards in any housing receiving HUD assistance. The scope of activities required by HUD is dependent upon the type of housing impacted and the amount of federal assistance being provided with rehabilitation activities using in excess of \$25,000 of HUD funds requiring the highest level of treatment. The rule only affects residential structures built before 1978.

Non-Profit Housing Rehabilitation Projects

Acquisition and rehabilitation activities of older structures undertaken by area nonprofit housing providers receiving HUD funds will be affected. Many of these projects often require HUD subsidies exceeding \$25,000 per unit and the cost of treating lead-based paint may add greatly to

the overall cost of the project. Additional funds may be required to offset this increase, which may result in fewer units being rehabilitated.

It is estimated that 9,063 rental units in Medford occupied by low-income households have lead-based paint and 2,407 owner-occupied homes have lead-based paint. Since the vast majority of homes assisted through the Housing Authority's homeowner rehabilitation programs fall into this age category, it seems apparent that this will have a significant impact. All of their contractors have received lead based paint training and they follow the safe protocols required when dealing with lead based paint. The Housing Authority of Jackson County continues to annually offer a series of *Work Safe with Lead* classes for local contractors.

INSTITUTIONAL STRUCTURE

The City of Medford's Neighborhood Resource Division, within the City Manager's Office, was established in 2002 to more effectively address the City's housing concerns as well as issues around community development and neighborhood revitalization.

The City of Medford has on staff an Economic Development Coordinator whose mission is to increase the number of family wage jobs within the City by assisting with business expansion, retention and relocation efforts.

In 2002, the City developed the Neighborhood Resource Coordinator position to manage the Community Development Block Grant program, address housing issues and address all issues relating to neighborhoods including capacity building and leadership development, code enforcement and revitalization of challenged neighborhoods. In May of 2002, the City hired an additional position, a CDBG Coordinator, to address specific issues related to the administration and monitoring of community development block grant funds. This position includes city grants management and is known as the CDBG/Grants Specialist. This team approach to community and economic development has helped improve the capacity of the community to help its citizens meet their needs.

UNDERSERVED NEEDS

There are far more needs than there exists resources to meet them within the City of Medford. In addition to targeting those resources through its grant and neighborhood resources programs, the City is continuing to seek better ways to communicate with its citizenry about financial and informational resources, which the City and other community providers can make available.

Underserved needs are also met through the City's general fund in its effort to fund essential safety net services. Annually, \$275,000 is allocated to eligible social and health service providers. Many of these providers address strategies of high priority identified in the City's Consolidated Plan such as services for the homeless and senior citizens.

In 2009, the City of Medford, in partnership with the Rogue Valley Council of Governments, the United Way of Jackson County, City of Ashland, and ACCESS, Inc. conducted a Community Needs Assessment. Survey forms were distributed to all organizations in Jackson County

providing services to low-income individuals, families, seniors and disabled person to gather information about their needs and gaps in service. The consumer survey was completed by 1,404 clients of whom 58% were low-income, 22% were disabled and 15% were seniors. The five most critical needs in priority order include:

1. Emergency food assistance
2. Energy/fuel assistance
3. Health care
4. Housing assistance
5. Drug & alcohol programs

The City of Medford's Grants Subcommittee takes these needs into account when allocating the General Fund grant funding to essential safety net services such as food assistance and health care.

FAIR HOUSING

The Fair Housing Council of Oregon continues to offer annual training workshops for social service agencies and landlords on fair housing issues in partnership with ACCESS, Inc. and Southern Oregon Rental Owners Association.

The City's *Analysis of Impediments to Fair Housing* will be updated in the coming year as part of the new Consolidated Plan the City will be preparing.

The Consumer Credit Counseling Service of Southern Oregon also offers counseling to its clientele on fair housing issues. Counselors review with clients the protections various laws and regulations provide the consumer. This includes Fair Debt Collections Practices Act, Fair Credit billing, Fair Credit Reporting, and Fair Lending.

The City will be providing CDBG funding, in this program year to the Center for Nonprofit Legal Services to enable it to continue to provide assistance on landlord-tenant law and on Fair Housing issues. They have an attorney on staff focusing on fair housing and other housing related issues through their Pathways to Self-Sufficiency program. This program helps create safe and secure housing for seniors, disabled persons, and low income residents by defending their legal rights to fair housing.

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

1. **Continue to support fair housing education for consumers, lenders, realtors, landlords, advocacy groups and service providers.** The City of Medford has Fair Housing posters posted throughout City Hall and has Fair Housing brochures in all of the City's brochure racks. Brochures and educational materials are available at events such as the annual First Time Homebuyer Fair and Multicultural Fair.

2. **Continue to support actions to increase the availability of affordable housing.** The City of Medford's Housing and Community Development Commission continues to develop programs and policies to help increase the availability of affordable housing. An ad hoc task force was established in response to HUD's Call to Action, the Regulatory Barriers Task Force, to address existing local barriers to affordable housing development. The Task Force completed their report on barriers this past year and continues to look at efforts to address these barriers. The City continues to fund non-profit housing agencies in their efforts to develop more affordable housing for low-income persons and for persons with special needs.
3. **Support the activities of Fair Housing.** The City of Medford promotes the training workshops offered by the Fair Housing Council of Oregon. In the summer of 2008, a hate crime in one of Medford's neighborhoods led to the formation of a coalition of organizations working together to offer educational forums on diversity and tolerance. The Community Response Team plans to hold an additional forum this spring inviting a keynote speaker from the Bay Area specializing in racial discrimination. They are also working with the schools throughout Jackson County to help develop diversity programs. The City of Medford Neighborhood Resources Division, in partnership with Rogue Community College and the West Medford Community Coalition offers a diversity panel as part of its Neighborhood Leadership Academy. The City has also worked closely with the Fair Housing Council of Oregon and has offered educational workshops and provided information to the public about housing discrimination and fairness issues
4. **Continue to monitor activities of lending institutions.** The City of Medford continues to monitor activities and research demonstrates that no major problems exist.
5. **Support a cooperative effort to investigate the extent of predatory lending in Medford and consider strategies to eliminate this practice.** The City of Medford partners with the Consumer Credit Counseling Service of Southern Oregon and local lending institutions to educate consumers on predatory lending practices. Workshops on this topic were offered at events such as the First Time Homebuyer Fair.

STRATEGY IMPLEMENTATION

The following is a listing of the goals and strategies that will be implemented in the 2009-2010 Program Year. Each strategy is followed by the activity that will implement the goal and strategy. Where appropriate, the activity is followed by proposed accomplishments of the activity for the year.

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.

Objective: Improve the ability of homeowners to maintain their properties.

Activity 1: Provide emergency rehabilitation loans to low-income homeowners for provision of emergency repairs for roofs, electrical, plumbing or heating systems, or other health or safety-related problems.

Location: Citywide

Subrecipient: Housing Authority of Jackson County

Funding: \$180,000 in new CDBG and \$75,000 in estimated program income
(Should our entitlement increase by up to 10%, half will be awarded to Housing Authority up to \$20,000.) **The entitlement amount increased and an additional \$2,433 will be allocated to this program.**

Outcome: Approximately 12 homes rehabilitated.

Affordability

Affordability for the purpose of providing decent housing

Housing Rehabilitation

Outcome statement: Twelve low income and/or senior households will be improved through rehabilitation to provide safe and decent housing.

Strategy 1-2 Increase the supply of affordable, safe and decent rental and/or homeowner housing for lower-income households.

Objective: Support the creation of higher density, mixed –income and mixed-use housing in the redevelopment of the downtown.

The City of Medford offers a Vertical Housing Development Zone within its Central Business District. This zone, through the State of Oregon, offers property tax exemptions for mixed use

projects. The City of Medford and the Medford Urban Renewal Agency will continue to promote this program.

Outcome: More units of residential development in the Central Business District, including affordable housing, as part of mixed-use development in the downtown.

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.

Objective: Revise City policies and procedures to encourage long-term affordability of housing in Medford.

The City of Medford's Housing & Community Development Commission's Regulatory Barriers Task Force has completed their report which explores ways to encourage affordable housing development in Medford. They have researched what other cities are doing relative to this issue and have reported on which incentives they think might be reasonable and effective in Medford. Their report was presented to the City Council for review.

Objective: Support efforts to make more land available for affordable housing such as land set-asides, land trusts, land aggregation for housing purposes and the development of an urban reserve.

The Housing and Community Development Commission has explored the development of land trusts within the city limits and will be working in support with the non-profit housing community.

Objective: Develop a City Housing Affordability Incentives Policy that encourages developers to provide a percentage of units in housing development to low- and moderate-income households at affordable levels.

The Housing & Community Development Commission's Regulatory Barriers Task Force has completed their report regarding ways to encourage affordable housing development in Medford through possible incentives and requiring a percentage of affordable units as a condition of annexation. The City Council has the report for review.

Objective: Update the Housing Element and the Neighborhood Element of the Comprehensive Plan.

The Housing Element is being updated with a proposed completion and is scheduled to come before the Council for adoption in July 2009.

Strategy 1-4. Expand homeownership opportunities for lower-income households.

Objective: Assist prospective lower-income homebuyers to obtain housing through programs such as down payment assistance and other forms of assistance. Target minority populations through outreach efforts.

Activity 1: First Time Homebuyer Fair

The City of Medford, in partnership with the West Medford Community Coalition sponsored the 7th annual Homebuyer Fair in April 2009 and will be offering another such fair in the coming year. Promotional materials are always bilingual and nearly half of the participants target the Hispanic population. The fair brings together resources for the first time homebuyer from credit counseling to mortgage lenders to realtors.

Outcome: 200 persons, including 100 Latinos, attended the fair and gathered housing information and were exposed to homeowner resources

Activity 2: First Time Homebuyers Downpayment Assistance Program:

Provide zero interest loans for up to 50% of the down payment and/or closing costs for income eligible families interested in becoming homeowners within the City of Medford.

Location: Citywide

Subrecipient: ACCESS, Inc. is administering the program as part of the Southern Oregon Housing Resource Center.

Funding: \$41,417 in new CDBG funds

Outcome: Approximately 3 income eligible families will become homeowners within the City of Medford.

Affordability

Create decent housing with new affordability

Direct Homeownership Assistance

Outcome statement: Five low income households will receive financial assistance to become first time homeowners.

Objective: Encourage public/private partnerships to bundle Individual Development Accounts (IDAs) to assist potential homebuyers to save for home purchases.

The Housing Authority of Jackson County, through its Family Self – Sufficiency Program offers up to 10 IDAs to income eligible families. Rogue Valley Community development Corporation has a new program in partnership with the Umpqua CDC in Roseburg called Dream\$avers. They currently have 16 participants in this program.

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.

Activity 1: The Paths to Self Sufficiency Program, Center for Nonprofit Legal Services

Subrecipient: Center for Nonprofit Legal Services

Location: 225 West Main Street, Medford

Funding: \$9,150 in new CDBG funds

Outcome: 321 people will receive legal assistance to access transportation, Employment, housing, healthcare and public benefits through the defense of their legal rights to fair housing and reasonable accommodations.

Suitable Living

Enhance suitable living environment through new availability/accessibility

Public Service Activities

Outcome Statement: 321 people will receive legal assistance in defense of fair housing and /or reasonable accommodations

Activity 2: City staff will continue to distribute brochures and display posters in City Hall indicating contact numbers for fair housing complaints. The City will continue to provide fair housing information to citizens and to place advertisements in the local newspaper and in the citywide newsletter using multicultural approaches. Brochures will be distributed at the annual Homebuyer Fair and Multicultural Fair.

Outcome: 100 brochures to be distributed. 22,000 households to receive newsletter.

The City of Medford continues to partner with lending institutions and nonprofit organizations to educate the community about predatory lending issues. The Predatory Lending Roundtable meets yearly to discuss educational opportunities and way to combat new threats.

The Fair Housing Council of Oregon and the Center for Nonprofit Legal Services will continue to monitor the City for fair housing law violations. The Center for Nonprofit Legal Services is receiving both City general fund monies and CDBG funds to continue their landlord tenant program and to handle legal issues relating to Fair Housing.

NEIGHBORHOOD REVITALIZATION

GOAL 2: IMPROVE THE QUALITY OF LIFE OF LOWER-INCOME RESIDENTS THOROUGH NEIGHBORHOOD REVITALIZATION.

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

Objective: Actively enforce City codes to improve the habitability and safety of housing and eliminate blighting influences in neighborhoods.

Many of the City of Medford's older neighborhoods are experiencing problems with accumulation of trash and junk, abandoned vehicles and substandard housing. Two Code Enforcement Officers are employed by the City through the City's General Fund to enforce city codes.

Strategy 2-2 Build community through strengthened Neighborhood Councils

Objective: Encourage volunteerism to build neighborhood capacity.

Activity 1: Neighborhood Leadership Academy

The City of Medford in partnership with the West Medford Community Coalition and Rogue Community College sponsors a Neighborhood Leadership Academy twice a year to increase neighborhood and community involvement and develop citizen leaders. The academy attracts a diversity of interested citizens and is helping to create alternate leaders in the community. Each

participant learns about leadership styles, conflict resolution, public speaking, land use issues, community asset mapping and City Hall 101. The final project is a citizen sponsored neighborhood and/or community wide project such as a Neighborhood Resource Fair, cleanup event or beautification effort.

Outcome: 30 participants graduate from the Academy annually, becoming more active volunteers

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

Objective: Provide assistance to improve basic neighborhood infrastructure such as water and sewer improvements, sidewalks, street improvements, lighting, and street trees utilizing several funding mechanisms, including paying local improvement district assessments of lower-income households. Develop neighborhood facilities

Activity 1: Neighborhood Development Project
 Location: Citywide in eligible census tracts
 Organization: City of Medford Neighborhood Resources Division
 Funding: \$20,000 in carry forward funds
 Outcome: Approximately 450 neighborhood residents will benefit from activities such as enhanced street lighting, improved sidewalks, parks, community gardens and new street trees in income eligible neighborhoods throughout the City

Sustainability

Enhance suitable living environment through improved sustainability

Public Facility and Improvement Activity

Outcome Statement: 450 persons will be assisted with livability issues through improved infrastructure

Activity 2: Neighborhood Facility Project
 Location: 821 North Riverside-Liberty Park Neighborhood
 Organization: Kids Unlimited of Oregon
 Funding: \$180,000 (*Should our entitlement increase by up to 10%, half will be awarded to Kids Unlimited up to \$20,000.*) **The entitlement amount increased and an additional \$2,432 will be awarded to this project.**
 Outcome: Provide assistance to develop neighborhood facilities such as youth centers, parks/recreation facilities, open spaces, and community centers.

Availability/Accessibility

Enhance suitable living environment through improved accessibility

Public Facility and Improvement Activity

Outcome Statement: 1500 persons will be assisted with livability issues through improved infrastructure

INDEPENDENCE AND ECONOMIC OPPORTUNITY

GOAL 3: IMPROVE THE ABILITY OF LOWER INCOME HOUSEHOLDS TO BECOME SELF-SUSTAINING

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

Objective: Support programs that provide healthy youth activities such as youth and family programs, youth shelter and after school programs.

Activity 1: The Maslow Project, Youth Social Service Integration Center
 Location: 821 North Riverside Avenue- Liberty Park Neighborhood
 Subrecipient: Kids Unlimited (in partnership with Medford School District 549 (C))
 Funding: \$15,200 in new CDBG funds
 Outcome: 350 homeless and/or runaway youth and teens will receive supportive services including food, hygiene products, laundry services, mental and health services.

The Maslow Project's Youth Social Service Integration Center will fund an outreach team to provide information about the resources available at the new Service Integration Center, located within the Kids Unlimited facility. The new center offers a shower, laundry facilities and food pantry for homeless youth. Youth will be able to access the computer lab, tutoring center, and sports and after school programming currently offered by Kids Unlimited. A partnership with County Mental Health and the Community Health Center will provide mental health and medical services.

Suitable Living

Enhance suitable living environment through new availability/accessibility

Public Service Activities

Outcome Statement: Support services will be provided to 350 homeless and/or runaway youth/teens

Objective: Support programs that provide basic health care services to people in need, such as female head of household with children and seniors.

Activity 2: Senior Advocacy Program
 Location: Medford Senior Center, 510 East Main Street
 Subrecipient: Medford Senior Center
 Funding: \$16,000 in CDBG funds
 Outcome: 900 seniors will receive services such as meals, food stamp and medical advocacy, transportation, financial and tax assistance.

Availability/Accessibility

Enhance suitable living environment through accessibility

Public Service Activities

Outcome Statement: Safety net services will be provided to 900 senior citizens.

Objective: Support programs to reduce dependency on drugs and alcohol, including the activities of the Commission on Children and Families.

Activity 3: Family Advocate services for Stevens Place and Sky Vista Apartments
Location: Stevens Place, 1105 Stevens Street
 Sky Vista, 1900 Homeview Drive
Subrecipient: On Track, Inc.
Funding: \$10,150 in new CDBG funds *(Should our entitlement increase by up to 10%, additional funding will be awarded to this project up to \$11,347.) The entitlement amount increased and an additional \$3,370 will be allocated to this program.*
Outcome: 290 persons

Availability/Accessibility

Enhance suitable living environment through availability

Public Service Activities

Outcome Statement: Up to 290 L/M persons will be stabilized through the providing comprehensive case management services

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

Objective: Support the efforts of the Jackson County Continuum of Care to Plan and implement activities reducing homelessness in the community.

The City of Medford serves on the Ten Year Plan to End Homelessness Planning Committee through the time and energy of the Neighborhood Resource Coordinator and a City Council member. The Neighborhood Resource Coordinator continued to serve on the Jackson County Homeless Task Force and its Accessible Affordable Housing Committee.

Objective: Support activities that expand service-enriched housing for the homeless and other special needs populations, including increased shelter, transitional and permanent supportive housing resources.

Activity 1: Hope House Transitional Shelter Expansion project, Phase II
Location : 1059 Crews Road, Medford
Subrecipient: The Salvation Army
Funding: \$268,500 in carry forward funds
Outcome: 12 family transitional housing units.

Funding will go towards the development of public infrastructure on Virginia Street and access into the Hope House Emergency Shelter including the development of streets, sidewalks, streetlights, water and sewer, curbs and gutters. Project work will also include an access road and parking lot at the shelter.

Suitable Living Environment

Enhance suitable living environment through sustainability; improving community

Homeless Facilities

Outcome Statement: Services of a transitional shelter will be expanded to provide 12 additional family housing units housing up to 36 persons.

Objective: Assist nonprofit service providers to deliver effective supportive services for homeless persons and those at risk of homelessness.

Activity 1: Provide a clearinghouse through the Community Drop-in Center for disabled and/or homeless persons – resource assistance and skill building

Location: 29 N. Ivy Street in Downtown Medford

Subrecipient: Disability Advocacy for Social & Independent Living (DASIL)

Funding: \$17,000,000 in new CDBG funds

Outcome: 500 disabled and homeless people will be able to better access services

The Community Drop-In Center provides community resources to more than 500 walk in clients who would otherwise be isolated, living on the streets or falling through the cracks. Through DASIL, they access supportive services, attain job skills, and develop support systems.

Availability/Accessibility

Enhance suitable living environment through improved accessibility

Public Service Activities

Outcome Statement: Services will be provided to 500 disabled and/or homeless persons

Activity 2: The Maslow Project: Youth Social Service Integration Center

Location: 821 North Riverside Avenue- Liberty Park Neighborhood

Subrecipient: Kids Unlimited (in partnership with Medford School District 549 (C))

Funding: \$15,200 in CDBG funds

Outcome: 350 homeless and/or runaway youth and teens will receive supportive services including food, hygiene products, laundry services, mental and physical health services

The Youth Social Service Integration Center will fund an outreach team to provide information about the resources available at the new Service Integration Center, located within the Kids Unlimited facility. The new center offers a shower, laundry facilities and food pantry for homeless youth. Youth will be able to access the computer lab, tutoring center and sports and after school programming currently offered by Kids Unlimited. A partnership with County Mental Health and the Community Health Center will provide both mental health and medical services to these youth.

Suitable Living Environment

Enhance suitable living environment through new availability/accessibility

Public Service Activities

Outcome Statement: Services will be provided to 350 homeless and/or runaway youth/teens

PROPOSED PROJECTS

The City of Medford is a CDBG Entitlement City. It receives no funds from HOME, ESG, or HOPWA.

Revenue for the 2009/10-Program Year is anticipated to be:

<i>2009/10 Grant</i>	<i>\$ 622,465</i>
<i>Carry forward(unallocated)</i>	<i>1,300</i>
<i>Carry forward (allocated)</i>	<i>288,500</i>
<hr/>	
<i>Subtotal</i>	<i>\$ 912,265</i>
<i>Estimated Program Income</i>	<i>\$ 90,000</i>
<i>HAJC/First-Time Homebuyer Assistance Program</i>	
<hr/>	
<i>Total Funds Available</i>	<i>\$1,002,265</i>

**U.S. Department of Housing and Urban Development
City of Medford, Oregon
Funding Sources
FY 2009-2010**

Entitlement Grant	\$622,465
Unprogrammed Funds from previous years (carryover)	\$1,300
Programmed Funds from previous years(carryover)	288,500
Total Estimated Program Income	\$90,000
Total Funding Sources	\$1,002,265

Estimated Program Income	
Program Administration	\$15,000
Housing Authority of Jackson County	\$75,000
Total Estimated Program Income	\$90,000

The tables on the following pages list the proposed projects and programs for which the City's 2009/10 CDBG funds will be used, including a description of each in accordance with the requirements of 91.220 (C).

<p>City of Medford ACTION PLAN - CDBG Funds - 2009 Program Year</p> <p>All projects will begin after July 1, 2009 and scheduled for completion by June 30, 2010.</p>								
PROJECT ID	LOCAL PROJECT CODE	PROJECT TITLE AND DESCRIPTION	SUBRECIPIENT / CONSOLIDATED PLAN GOAL AND STRATEGY	2005-2009 LOCATION/ ACCOMPLISHMENTS: TYPE AND NUMBER	CDBG FUNDING AND SOURCE	ELIGIBILITY/ NATIONAL OBJECTIVE CITATIONS ²⁴ CFR	HOMELESS / AIDS / PERFORMANCE MEASUREMENT	
Homeowner Rehabilitation								
1	PH0001-2009	<p>City of Medford Homeowner Repair Program The program is designed to correct recognized hazards to health and safety of the homeowner, such as: leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other repairs as identified in a policies and procedures guide. A no interest loan will be secured by a lien on the property, with repayment due upon sale or transfer of property by owner. Costs include program delivery including materials and services, and administrative expenses including salaries and benefits. Administered by Housing Authority of Jackson County Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 1: Increase the affordability of housing for the City's lower-income workforce and special needs households.</i> <i>Strategy 1-1: Improve the quality and long-term affordability of existing rental and/or homeowner housing occupied by lower-income households.</i> <i>Objectives: Maintain housing currently owned or rented by lower-income households through rehabilitation and/or weatherization assistance. Improve the ability of homeowners to maintain their properties.</i></p> <p>Date of Completion: June 30, 2010</p>	<p>Housing Authority of Jackson County</p> <p>Goal 1 Strategy 1-1</p>	<p>City-wide Housing rehabilitation Income-based 12 Homes rehabilitated 12 low-mod. Income households</p>	<p>\$180,000 CDBG Funds \$75,000 <i>estimated</i> program income</p> <p>Contingent: additional \$20,000 (Should our entitlement increase by up to 10% half will be awarded to Housing Authority up to \$20,000)</p>	<p>570.202 570.208(a)(3)</p>	<p>Help the homeless? Help those with HIV or AIDS?</p>	<p>No No</p> <p>Objective: Decent Housing Outcome: Sustainability Activity: Rehabilitation: Single-Unit Residential 14A Indicator: Owner occupied units rehabilitated or improved.</p>
Parking Lot Paving Project								
2	PH0047-2009	<p>Kids Unlimited Paving of parking lot of Kids Unlimited facility located in on one of the most distressed areas of the state. The facility is used for programs for homeless students, those living in poverty, low/mod income eligible. <i>Goal 2: Improve the quality of life of lower-income residents through neighborhood revitalization.</i> <i>Strategy 2-3: Improve the community infrastructure of predominately lower-income neighborhoods.</i> <i>Objectives: Provide assistance to develop neighborhood facilities such as youth centers, parks/recreational facilities, open spaces, and community centers.</i></p> <p>Date of Completion: June 30, 2010</p>	<p>Kids Unlimited of Oregon</p> <p>Goal 2 Strategy 2-3</p>	<p>821 North Riverside Medford, Oregon Parking lot and alley paving.</p>	<p>\$180,000 CDBG Funds</p> <p>Contingent: additional \$20,000 (Should our entitlement increase by up to 10% half will be awarded to Kids Unlimited up to \$20,000)</p>	<p>570.201 (c) 570.208(a)(2)(A)</p>	<p>Help the homeless? Help those with HIV or AIDS?</p>	<p>Yes No</p> <p>Objective: Develop neighborhood facilities Outcome: Availability/Accessibility Activity: Youth Centers 03g Indicator: Develop neighborhood facilities</p>
Homebuyer Assistance								
3	PH0107-2009	<p>City of Medford First Time Homebuyer Assistance Program Provide no interest loans for up to 50% of the down payment and the closing costs for income eligible households purchasing their first home within the City of Medford Administered by ACCESS, Inc. Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 1: Increase the affordability of housing for the City's lower-income workforce and special needs households.</i> <i>Strategy 1-4 Expand homeownership opportunities for lower-income households.</i> <i>Objective: 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.</i></p> <p>Date of Completion: June 30, 2010</p>	<p>ACCESS, Inc.</p> <p>Goal 1 Strategy 1-4</p>	<p>City-wide Homeowner assistance Homeownership assistance Income based 3 LMI Households</p>	<p>\$41,417 CDBG Funds</p>	<p>570.201(n) 570.208(a)(3)</p>	<p>Help the homeless? Help those with HIV or AIDS?</p>	<p>No No</p> <p>Objective: Decent Housing Outcome: Affordability Activity: Direct Homeowner Assistance 13 Indicator: Direct Financial Assistance to homebuyers</p>

Public Services							
4	PH0032-2009	Jackson County Child Abuse Task Force-Children's Advocacy Center A coordinating center for all child abuse programs in the City of Medford. The services provided are on-site medical exams, crisis therapy and assessment, on-going therapy, pre-teen and teen mentoring groups, community outreach/education and advocacy follow-up. Project address City of Medford 2005-2009 Consolidated Plan <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-2: Assist public services agencies to provide safety net services to persons in need.</i> Date of Completion: June 30, 2010	Jackson County Child Abuse Task Force-Children's Advocacy Center	816 West 10th Street Medford, OR 97501 On-going Public Service Limited Clientele/ 519 abused children	\$22,500 CDBG Funds	570.201(e) 570.208(a)(2)(X)(A)	Help the homeless? No Help those with HIV or AIDS? No Objective: Suitable Living Environment Outcome: Availability/Accessibility Activity: Abused and Neglected Children 05N Indicator: Public Service Activities
5	PH0041-2009	Kids Unlimited of Oregon Maslow Project Located within the Kids Unlimited facility, the Maslow Project will provide services for homeless or runaway youth. The services include shower and laundry facilities, clothing and hygiene supply closet, a food pantry, structured case management services with referrals to mental and physical care specialists. Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-2: Assist public services agencies to provide safety net services to persons in need.</i> Date of Completion: June 30, 2010	Kids Unlimited of Oregon	Kids Unlimited of Oregon 821 North Riverside Ave. Medford, Or 97501 income based 350 persons	\$15,200 CDBG Funds	570.201(e) 570.208(a)(2)	Help the homeless? Yes Help those with HIV or AIDS? No Objective: Suitable Living Environment Outcome: Availability / Accessibility Activity: Youth Services 05D Indicator: Public Service Activities
6	PH0015-2009	Center for NonProfit Legal Services The Paths to Self-Sufficiency program is to provide legal assistance which will allow seniors disabled persons, and low-income families to access transportation, employment, housing, healthcare, and public benefits by defending their civil legal rights to fair housing and reasonable accommodations. Project address City of Medford 2005-2009 Consolidated Plan <i>Goal 1: Increase the affordability of housing for the City's lower-income workforce and special needs households</i> <i>Strategy 1-5: Affirmatively further Fair Housing choices</i> <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-2: Assist public services agencies to provide safety net services to persons in need.</i> Date of Completion: June 30, 2010	Center for NonProfit Legal Services	225 West Main Medford, Oregon low income 321 people	\$9,150 CDBG Funds	570.201(e) 570.208(a)(2)	Help the homeless? No Help those with HIV or AIDS? No Objective: Suitable Living Environment Outcome: Availability / Accessibility Activity: Legal Services 05C Indicator: Public Service Activities
7	PH0024-2009	OnTrack, Inc. -Stevens Place Apartments and/or Sky Vista Apartments This public service program helps fund a Family Advocate who provides case management and assistance to all low/moderate residents at two locations. (Stevens Place and Sky Vista) The Family Advocate assists residents with their needs including clothing, healthcare, and assistance in the "second chance" program. Funds will be used for a portion of the wages for a Family Advocate position at each location. Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-2: Assist public services agencies to provide safety net services to persons in need.</i> Date of Completion: June 30, 2010	OnTrack, Inc.	Stevens Place 1105 Stevens Street Medford, Oregon and/or Sky Vista 1900 Homeview Drive Medford, Oregon On-going public service-- Income-based/ 290 persons	\$10,150 CDBG Funds Contingent: 21497 total (Should our entitlement increase by up to 10%-it will be awarded to OnTrack, Inc.- up to \$11,347)	570.201(e) 570.208(a)(2)	Help the homeless? No Help those with HIV or AIDS? No Objective: Suitable Living Environment Outcome: Availability / Accessibility Activity: Public Services 05 Indicator: Public Service Activities

8	PH0021-2009	Medford Senior Center This Senior Advocacy Program provides low-income seniors essential safety net assistance. Services include meals, food stamps, transportation, housing needs, Medicare and Medicaid information, exercise classes, financial and tax training, and other essential senior assistance as required. Project address City of Medford 2005-2009 Consolidated Plan Goal 3: Improve the ability of lower income households to become self-sustaining. Strategy 3-2: Assist public services agencies to provide safety net services to persons in need. Objective: Support programs that provide basic health care services to people in need, such as female head of households with children and seniors. Date of Completion: June 30, 2010	Medford Senior Center	510 East Main Street Medford, Oregon low income seniors 900 people	\$16,000 CDBG Funds	570.201(e) 570.208(a)(2)(A)	Help the homeless? Help those with HIV or AIDS?	No No
							Objective: Outcome: Activity: Indicator:	Suitable Living Environment Availability / Accessibility Senior Services 05A Public Service Activities
9	PH0042-2009	DASIL Disability Advocacy for Social & Independent Living (DASIL) DASIL provides a place where people with disabilities and homeless can empower themselves personally, socially, financially, and civically. Programs include computer access and training, Second Chance Renters Rehabilitation program, and other support programs for the disadvantaged. Project address City of Medford 2005-2009 Consolidated Plan Goal 3: Improve the ability of lower income households to become self-sustaining. Strategy 3-2: Assist public services agencies to provide safety net services to persons in need. Date of Completion: June 30, 2010	DASIL	DASIL 29 N. Ivy Street Medford, Or 97501 income based 500 persons	\$17,000 CDBG Funds	570.201(e) 570.208(a)(2)(A)	Help the homeless? Help those with HIV or AIDS?	Yes No
							Objective: Outcome: Activity: Indicator:	Suitable Living Environment Availability / Accessibility Public Services 05 Public Service Activities
		Program Administration						
10	PA0001-2009	Funds will be used to pay administrative costs including staff salaries and benefits, and other charges related to the planning and execution of the CDBG program as allowed under 24 CFR 570.205 and 24 CFR 570.206.	City Manager's Office	City Hall	\$122,813 CDBG Grant \$15,000 estimated program income	570.205 570.206	Activity:	Administration 21A
					Total 2009 Entitlement			
					Carryforward allocated			
					Est. Program Income			
					Not allocated			
					TOTAL			
					\$ 614,230			
					\$ 288,500			
					\$ 90,000			
					\$ 1,300			
					\$ 994,030			

TO: MAIL TRIBUNE-LEGAL
Published: Sunday, April 5, 2009 &
April 19, 2009

NOTICE OF OPENING OF PUBLIC COMMENT PERIOD

Notice is hereby given that a 30-day public comment period for the City of Medford's draft **Action Plan for Housing and Community Development for FY 2010** will commence on Monday, April 6, 2009 and close on Tuesday, May 5, 2009 to solicit citizen input regarding the **Action Plan**.

The City of Medford's 2005-2009 Consolidated Plan for Housing and Community Development is a comprehensive planning document that identifies a city's overall needs for housing and community development, and outlines a 5-year strategy to address those needs adopted by the Medford City Council in December 2004. The **Action Plan** is an annual update of the **Consolidated Plan**, which outlines and establishes priorities for the upcoming fiscal year that strive to meet the needs identified in the **Consolidated Plan**.

Copies of the City's draft **Action Plan** are available for public review in the City Manager's Office, 451 West 6th Street, Medford, OR 97501. Contact Lynette O'Neal, CDBG/Grants Specialist, at 774-2000 to obtain a copy or to submit comments.

A summary of public comments will be incorporated into the final document prior to submission to HUD.

Lynette O'Neal
CDBG/Grants Specialist
City of Medford

Contact: Lynette O'Neal 774-2000
City Managers Office
City of Medford

**To: Mail Tribune- Legal
Published: Tuesday, April 29, 2008**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council, City of Medford, will hold a public hearing on Thursday, May 7, 2009 at 7:00 p.m. in the Jackson County Auditorium of the County Courthouse, 10 S. Oakdale, for the purpose of soliciting citizen input regarding the proposed expenditures of the City's 2009/2010 Community Development Block Grant (CDBG) funds.

The City of Medford is an Entitlement City for Community Development Block Grant (CDBG) funds and is estimated to be allocated \$614,230.00 for the 2009 Program Year with \$288,500 in carryover funding and \$1300 in unallocated funding. In addition, it is estimated that \$90,000 will be received in program income from projects previously funded with CDBG funds. Total amount is \$994,030. The City proposes to use these CDBG funds for the following projects and programs:

Lynette O'Neal
CDBG/Grants Specialist
City Manager's Office
City of Medford

**To: Mail Tribune- Legal
Published: Wednesday, April 30, 2008**

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HOUSING

Homeowner Rehabilitation- \$180,000 Estimated Program Income of \$75,000

Grant to the Housing Authority of Jackson County to provide loans to low-income homeowners for roof replacement and repairs to plumbing, heating, and electrical systems. ***Should the entitlement amount increase by up to 10% an additional amount will be allocated up to \$20,000 to Housing Authority.**

Rehabilitation of Neighborhood Facility - \$180,000 in new funds

Grant to Kids Unlimited of Oregon to rehabilitate the parking lot at the neighborhood facility located in one of the most distressed areas of the state. The facility is used for programs for homeless youth, those living in poverty, and at low/moderate income levels. ***Should the entitlement amount increase by up to 10% an additional amount will be allocated up to \$20,000 to Kids Unlimited.**

First Time Homebuyer Program - \$41,417 in new funds

To provide no interest loans for up to 50% of the down payment and the closing costs up to \$15,000.

Transitional Housing- \$268,500 in carry forward funds

Grant to The Salvation Army for Phase II, Hope House Expansion Project, for the development of public infrastructure including streets and sidewalks.

Neighborhood Grants - \$20,000 in carry forward funds

To provide enhanced street lighting, improved sidewalks, parks, community gardens, and new street trees in income eligible neighborhoods throughout the City

PUBLIC SERVICES

The following public service agencies will be receiving grants for operating expenses for the 2009 Program Year:

Children's Advocacy Center	\$ 22,500
DASIL	\$ 17,000
Medford Senior Center	\$ 16,000
The Maslow Project at Kids Unlimited	\$ 15,200
OnTrack, Inc. Stevens Place/Sky Vista	\$ 10,150
Center for Nonprofit Legal Services	\$ 9,150

A total of \$90,000 will be allocated to Public Services in FY 2009-2010. ***Should the entitlement amount increase by up to 10% an additional amount will be allocated up to \$11,347 to OnTrack, Inc.-Steven Place/Sky Vista .**

PROGRAM ADMINISTRATION--\$122,813 Estimated Program Income- \$15,000

There is \$1300 in unallocated carry forward

Lynette O'Neal
CDBG/Grants Specialist
City Manager's Office
City of Medford

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development (HUD) Act of 1974, as amended, in connection with any activity assisted with funding under the Community Development Block Grant (CDBG.)

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs;And
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency; and
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, Emergency Shelter Grant, and Housing Opportunities for Persons with Aids funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR part 135.

Signature

Gary H. Wheeler, Mayor
City of Medford

SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See 24 CFR 570.2 and 24 CFR part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by Housing and Urban Development.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with Community Development Block Grant (CDBG) funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2006, 2007, and 2008 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period; and

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination Laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR 570.608.

Compliance with Laws -- It will comply with applicable laws.

Signature

Gary H. Wheeler, Mayor
City of Medford

Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, Housing and Urban Development, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance:

City of Medford, Oregon (City Hall)
411 West 8th Street, Medford, OR 97501

Check **X** if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature

Gary H. Wheeler, Mayor
City of Medford

Date

APPENDIX A

PUBLIC COMMENTS

No comments were received.

APPENDIX B

PUBLIC HEARING, May 7, 2009

Public hearing opened.

1. Nicole Huck, 1843 Dakota Avenue, stated that her daughter is an active participant of Kids Unlimited and questioned what would be the ramification if the parking lot could not be done.

Councilmember Strosser noted that all issues are important and it's essential for council to discuss.

Public hearing closed.