

# City of Medford



## 2015-2019 Consolidated Plan 2015-2016 Annual Action Plan

Submitted: May 15, 2015

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**FEEDBACK ON MEDFORD’S FIVE-YEAR CONSOLIDATED PLAN AND 2015 ACTION PLAN**

Page 64: Any chance you could update Maslow Project’s description on this page? Something along the lines of “Wrap-around safety net services for homeless Jackson County youth – ages 0-21 – and their families”

Page 106: Re: Street Outreach services. Does this just refer to those in the City who are funded through CDBG, or is it for any organizations working in the City?

Under “Mobile Clinics” – La Clinica’s Mobile Health Center is a great resource in Medford, and it has stops at the Gospel Mission, St. Vincent de Paul’s, North Medford High School and Maslow Project.

Under “Other Street Outreach” – Maslow Project is still doing Street Outreach in Medford, it’s just not paid for through CDBG funding.

Page 112: Public Service Objective #1 – Shelter/Services: The Goal Outcome Indicator makes this read like this Objective only applies to overnight shelter. We would like to see non-shelter related indicators discussed here too.

Page 113: Public Service Objective #6 – Case Management: We would like to suggest that Case Management isn’t a stand-alone category, but rather a tool that is utilized by a variety of service providers – including Maslow Project. It would probably make more sense to include Case Management under the other categories of programs listed in this document (e.g.: Shelter/Services for Homeless Youth, Transitional Programs, After-School Programs, Senior Advocacy, etc).

For Maslow Project, Case Management is an integral part of – and utilizes all of - our wrap-around safety net services. Because of this, we would request that our programs/services be included under Public Service Objective #1 – Shelter/Services, as that’s a more accurate representation of what we do and how we impact our target population.

Page 117: Public Service Objective #1: As we discussed in our meeting with you on April 17<sup>th</sup>, this section reads as an entitlement to one specific organization in Medford – and it suggests that all homeless services must be conducted in a shelter environment. As you know, Maslow Project has been effectively and efficiently providing services to homeless youth in a non-shelter environment since our inception – and we provide those services to the full age range (from 0-21) of homeless youth and their families in Medford. We would like to suggest that (a) this be rewritten to encompass a broader range of services to homeless youth and families – including those services offered in a non-shelter environment – and (b) that Maslow Project be included in this category (rather than the Case Management category), as you’ve done by including both Kids Unlimited and the YMCA under After-School Programs.

Page 119: Public Service Objective #6 – Case Management: Again, we would suggest that Case Management should not exist as a stand-alone objective, but rather that it be folded into the different programs funded through CDBG - as it is part of those programs.

Also – this is a gross oversimplification of the work that Maslow Project does and overlooks the fact that Case Management draws from all the safety-net services our organization provides.

Page 137: Public Service Objective #1: Comments we made on Page 112 also apply here

Page 138: Public Service Objective #6: Comments we made on Page 113 also apply here. In addition, if the preliminary amount of funding recommended for Maslow Project is not modified, we will need to have a conversation about this target.

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG, HOME, HOPWA, and ESG funding based on applications to the U.S. Department of HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment. The Strategic Plan addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. Incorporated into the Consolidated Plan are an analysis of the local housing market and a review of housing and homeless needs in Medford as a means of defining the current environment in which federal funding is being used. The Consolidated Plan provides a strategic plan for meeting priority needs that were identified through the community participation process. The analytical parts of the document draw from the 2005-2009 and the 2008-2012 American Community Surveys and 2005 CHAS data provided by HUD. Other data sources include the 2010 U.S. Census and other information gathered locally, including the Medford/Ashland/Jackson County Continuum of Care and a survey of citizens that was used to assist in prioritizing needs. The survey was available on the City's website and was distributed at community meetings. Public housing information was provided by the Housing Authority of Jackson County.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to plan, monitor and administer entitlement grant programs and ensure compliance with Federal Regulations.
- Improve the condition of housing for low-income homeowners.

- Address community needs through community-based public service programs.
- Address community needs through improvements and expansion of public facilities and public infrastructure.
- Address community needs through removal of slum and blighted conditions.
- Address community needs through improvements and expansion of community facilities and infrastructure.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and public services. Specifics can be found in the Strategic Plan and Annual Action Plan.

### **3. Evaluation of past performance**

Medford has a history of successful programs funded through the Community Development Block Grant Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City has worked actively with local homeless services providers to expand services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

### **4. Summary of citizen participation process and consultation process**

Community participation outreach included public forums and focus group meetings, on-line survey accessed on the City of Medford Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, City of Medford City Council, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, and elected and appointed officials.

Three public forums and stakeholder focus group sessions were held on May 21, 2014 at the City of Medford City Hall Building, 411 W. 8th Street, Medford, Oregon 97501. Supplemental interviews were conducted with various community, professional and industry representatives to obtain information from those unable to attend the sessions on May 21st. Participants in the focus groups sessions and supplemental interviews included Medford City staff and other government representatives; administrators from local colleges, universities, and school districts; non-profit organizations, home builders, housing and social service agencies representatives; real estate and financial industry representatives; and the general public and other community representatives.

## **5. Summary of public comments**

Public comment on the Con Plan, copies of which are attached to this plan, refer to specific agency related edits requested for various sections of the plan, a plea for rescoring of an application for CDBG funding based on an omission in the application by the agency, and a brief description of services provided by an agency for inclusion in the plan.

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

No comments were rejected.

## **7. Summary**

This plan provides a framework through which the City of Medford manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator	MEDFORD	Medford Parks and Recreation

**Table 1 – Responsible Agencies**

#### Narrative

The lead agency for the development of the Consolidated Plan is the Neighborhood Resources Division of the City's Parks and Recreation Department. The Division has contracted with the consulting firm of J-QUAD Planning Group. The City and J-QUAD consulted with a number of other agencies including the City's Housing and Community Development Commission (HCDC) and the agencies involved in the local Continuum of Care to address homelessness.

#### Consolidated Plan Public Contact Information

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**PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

**1. Introduction**

Medford works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs, one-on-one interviews, strategic alignment forums and targeted meetings designed to bring public input into the Consolidated Plan process are a few ways the City utilizes outside organizations in the consultation process.

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

The City has ongoing relationships with several housing providers working on housing development activities. The City's partners work to utilize Section 8 vouchers from the federal government to address the housing needs of the City's lowest income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

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

City staff works actively with the Medford/Ashland/Jackson County Continuum of Care, the local umbrella for the development of the Continuum of Care. Staff participates in regularly scheduled meetings and point-in-time surveys. In the past, the City has provided administrative support to supplement Continuum of Care initiatives and funding to the various agencies that make up the membership of the Medford/Ashland/Jackson County Continuum of Care.

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

City staff participates in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Medford.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF JACKSON COUNTY
	<b>Agency/Group/Organization Type</b>	PHA Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums and the Strategic Alignment Forum: Building a Healthier Jackson County.
2	<b>Agency/Group/Organization</b>	Rogue Valley Family YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums.
3	<b>Agency/Group/Organization</b>	ACCESS
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Publicly Funded Institution/System of Care

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums, provided homeless Point-in-Time Count data and consultation relating to homelessness in Jackson County. Consultations with program staff assisted in a clear description of the characteristics of the City of Medford's homeless population. Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
4	<b>Agency/Group/Organization</b>	MEDFORD SENIOR CENTER
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums.
5	<b>Agency/Group/Organization</b>	Maslow Project
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums and public comment period.
6	<b>Agency/Group/Organization</b>	Hearts With A Mission
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums and provided data relating to homeless youth and transitional living.
7	<b>Agency/Group/Organization</b>	ONTRACK, INC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-homeless Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums and public comment period, and offered input relating to affordable housing barriers in the City of Medford. An interview with the executive director provided City staff with valuable insight on the potential of future inter-generational affordable living projects and the importance of reducing project costs to drive rent costs down to an affordable 30% of area median income.

8	<b>Agency/Group/Organization</b>	St Vincent de Paul
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums and public comment period.
9	<b>Agency/Group/Organization</b>	Oregon Public Health Division
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gathered data and statistics on children affected by lead-based paint in the City of Medford/Jackson County.
10	<b>Agency/Group/Organization</b>	Rogue Retreat
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conducted interviews with the program director to help identify homeless needs, input on the homelessness strategy and barriers to affordable housing. Through consultation, City staff was able to identify urgent, priority needs of the City's homeless population. Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
11	<b>Agency/Group/Organization</b>	Compass House
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Mentally Ill Barriers
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conducted an interview regarding housing and employment barriers of the mentally ill population. Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
12	<b>Agency/Group/Organization</b>	THE SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services-homeless Publicly Funded Institution/System of Care Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conducted an interview with Rose Bradshaw, Executive Director of Hope House, regarding services provided and housing and transportation needs within the City.

13	<b>Agency/Group/Organization</b>	John L. Scott Real Estate
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Real Estate
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Owner/Rental Housing Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conducted an interview regarding owner and rental housing market.
14	<b>Agency/Group/Organization</b>	U.S. Bank Mortgage
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Mortgage Lending
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conducted an interview regarding bank owned properties and housing market.
15	<b>Agency/Group/Organization</b>	Asante
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Hospital Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Housing Related Health Issues
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.

16	<b>Agency/Group/Organization</b>	Jackson Care Connect
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Housing Related Health Issues
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County and Co-Chair of the Community Advisory Committee (CAC) advocated for senior citizens and disabled during forums and interviews.
17	<b>Agency/Group/Organization</b>	Jackson County Mental Health
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Related Health Issues
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
18	<b>Agency/Group/Organization</b>	Veterans Administration
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Health Agency Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Veterans services

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
19	<b>Agency/Group/Organization</b>	Planned Parenthood of Southwestern Oregon
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Publicly Funded Institution/System of Care Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Youth Health Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
20	<b>Agency/Group/Organization</b>	Southern Oregon Head Start
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Related Health Issues
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
21	<b>Agency/Group/Organization</b>	La Clinica
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
22	<b>Agency/Group/Organization</b>	Community Volunteer Network
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Housing Related Barriers for Seniors
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
23	<b>Agency/Group/Organization</b>	United Way of Jackson County
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Community Development
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
24	<b>Agency/Group/Organization</b>	Consumer Credit Counseling Service of Southern Oregon
	<b>Agency/Group/Organization Type</b>	Housing Credit Counseling
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
25	<b>Agency/Group/Organization</b>	Rogue Valley Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing Council of Governments
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Special Needs Populations
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
26	<b>Agency/Group/Organization</b>	OREGON HOUSING AND COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum: Building a Healthier Jackson County.
27	<b>Agency/Group/Organization</b>	City of Medford Planning Dept.
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Conducted an interview relating to affordable housing barriers.
28	<b>Agency/Group/Organization</b>	Resolve
	<b>Agency/Group/Organization Type</b>	Restorative Justice - Dispute Resolution
	<b>What section of the Plan was addressed by Consultation?</b>	Criminal Background Barriers
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Strategic Alignment Forum and provided input on criminal record barriers to employment and affordable housing.
29	<b>Agency/Group/Organization</b>	Oregon Department of Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
30	<b>Agency/Group/Organization</b>	Fair Housing Council of Oregon
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Fair Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation regarding Fair Housing issues in the City.

31	<b>Agency/Group/Organization</b>	Grange Co Op
	<b>Agency/Group/Organization Type</b>	Business Leaders Private Business
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums.
32	<b>Agency/Group/Organization</b>	Lotus Rising Project
	<b>Agency/Group/Organization Type</b>	Services-Children Social Change
	<b>What section of the Plan was addressed by Consultation?</b>	Social Change Advocacy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums.
33	<b>Agency/Group/Organization</b>	Jefferson Live - Holly Theatre
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Public Radio
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the Consolidated Plan community forums.
34	<b>Agency/Group/Organization</b>	Rogue Valley Realtors Assoc.
	<b>Agency/Group/Organization Type</b>	Housing Real Estate
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Participated in the Consolidated Plan community forums and consultation relating to affordable housing barriers.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No specific organizations were intentionally left out of the public participation process.

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

<p><b>Name of Plan</b></p>	<p><b>Lead Organization</b></p>	<p><b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b></p>
<p>Continuum of Care</p>	<p>Medford/Ashland/Jackson County Continuum of Care</p>	<p>The Strategic Plan provides a set of priorities for addressing homelessness, with are supported by the Medford/Ashland/Jackson County Continuum of Care and its participating agencies.</p>
<p>PHA 5-Year Plan</p>	<p>Housing Authority of Jackson County</p>	<p>The Strategic Plan provides a set of priorities from which specific needs identified by the PHA could be addressed if funding is available.</p>

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Medford works closely with other local communities active in the Continuum of Care process, State agencies, local non-profit organizations, and other departments of the City of Medford in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

**Narrative (optional):**

## **PR-15 Citizen Participation**

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

Community participation outreach included public forums and focus group meetings, on-line survey accessed on the City of Medford Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, City of Medford City Council, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, elected and appointed officials.

Three public forums and stakeholder focus group sessions were held on May 21, 2014 at the City of Medford City Hall Building, W. 411 8th Street, Medford, Oregon 97501. Supplemental interviews were conducted with various community, professional and industry representatives to obtain information from those unable to attend the sessions on May 21st. Participants in the focus group sessions and supplemental interviews included Medford City staff and other government representatives; administrators from local colleges, universities, and school districts; non-profit organizations, home builders, housing and social service agencies representatives; real estate and financial industry representatives; and the general public and other community representatives.

Consultations with public and private agencies, and elected and appointed officials were held and included a priority needs and consolidated plan workshop with City Council, Mayor, and the City of Medford Housing and Community Development Commission on January 22, 2015.

Attendees for the analysis of impediments focus groups and Consolidated Plan public forums were gathered through invitations sent to select resident and community leaders, organizations, industry professionals and public officials and a public meeting notice published in the local newspaper. At each focus group and public forum, general issues related to the housing market, neighborhoods conditions, community development needs and concerns pertaining to fair housing choice in the City of Medford were discussed. The Consolidated Plan format included discussions of the Community's priority needs for the next five years and their priorities for funding for the next program year.

Participants in the focus groups and public forums and the general public were given an opportunity to complete a priority needs survey as part of the consolidated plan process. The survey was presented at each of the aforementioned sessions and also made available on the City's web site for completion and submission online.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Three consolidated plan forums and stakeholder focus group meetings were held in May 2014. A wide variety of individuals and social service agencies were invited to participate in the events.	The focus group sessions identified a wide range of issues of concern to the attendees with regard to social and economic conditions, housing, public policy and awareness of fair housing, banking and mortgage lending issues, special needs housing, and public transportation.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community	A total of 93 surveys were received from attendees to the forums and focus group meetings and through the online survey linked to the City's website. These responses provided City staff with direction in the prioritization of service needs for the allocation of CDBG funding.	No comments were included in the survey instrument. Questions were posed as ranking opportunities in the identification of local programmatic needs. City staff reviewed the results provided by the survey and developed a list of priorities to be included in the Consolidated Plan.	All comments were accepted.	
3	Newspaper Ad	Non-targeted/broad community	0	0	0	
4	Public Meeting	Persons with disabilities	2	2	0	
5	Public Meeting	Homeless	1	1	0	

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) has a considerable impact on households in Medford, particularly lower income households. A measure of housing condition (lack of complete kitchen or plumbing facilities) doesn't provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through public housing wait lists and various census and state data sources.

**NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

**Summary of Housing Needs**

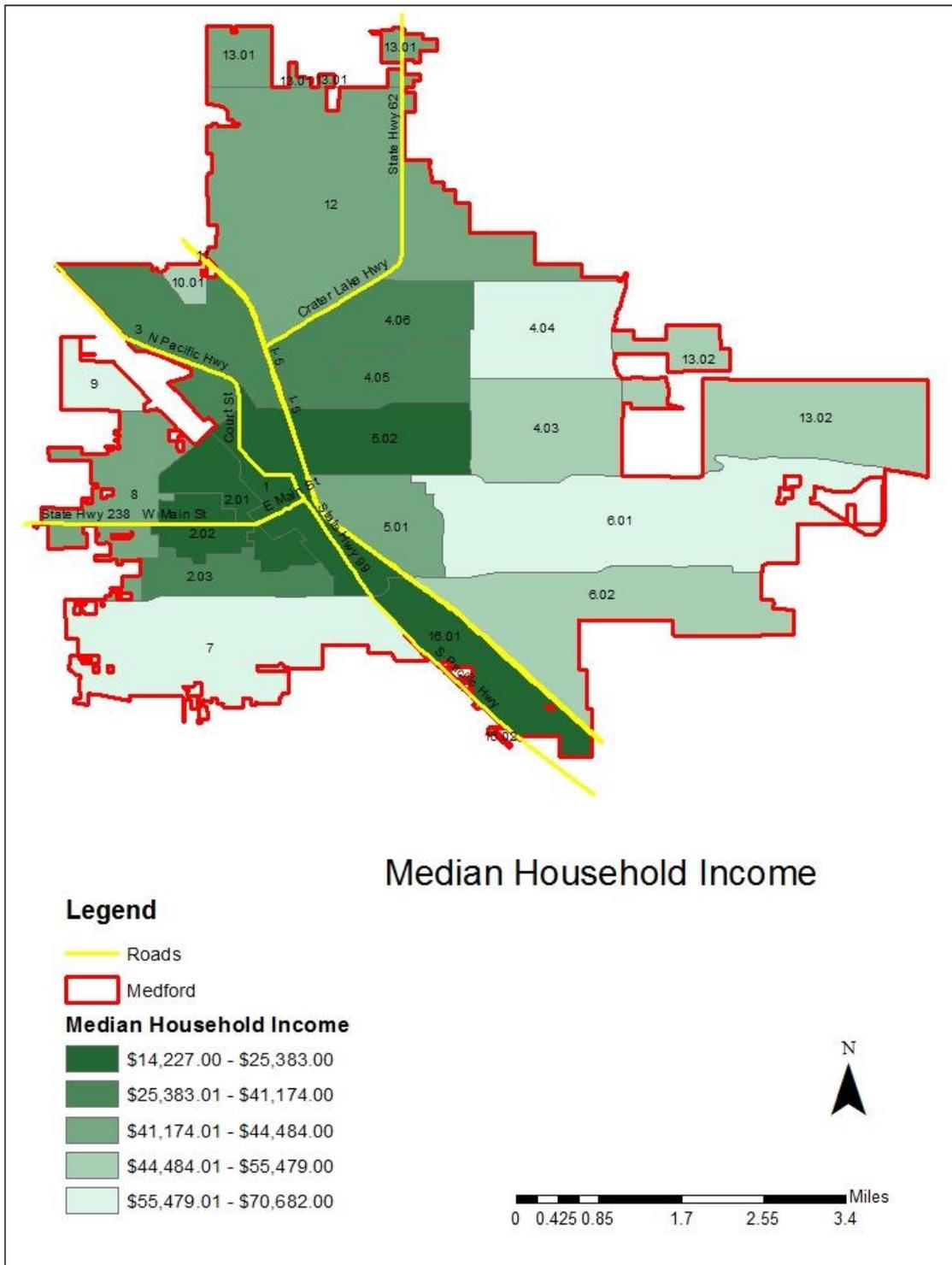
The following data provide an analysis of housing problems in Medford, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). By far, the most common housing need related to cost burden, hitting lower income households particularly hard, with over 57 percent of renter households and 72 percent of owner households earning less than 30% of the area median income (AMI) paying more than 50% of their income on housing expenses. For rental households, severe cost burden is the most common housing problem with almost 30 percent of all renter households earning below 100% of the AMI paying more than 50% of their income on housing expenses, while cost burden is the most common for owner households where 29 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 27 percent paying more than 50% of their income on housing expenses. The next most pressing housing problem in Medford is overcrowding in rental housing, with less than four percent living in units with 1.01 to 1.5 persons per room. When comparing overcrowding with cost burden, the needs observed are not nearly as pressing.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2009</b>	<b>% Change</b>
Population	63,151	71,918	14%
Households	26,294	29,446	12%
Median Income	\$36,481.00	\$43,422.00	19%

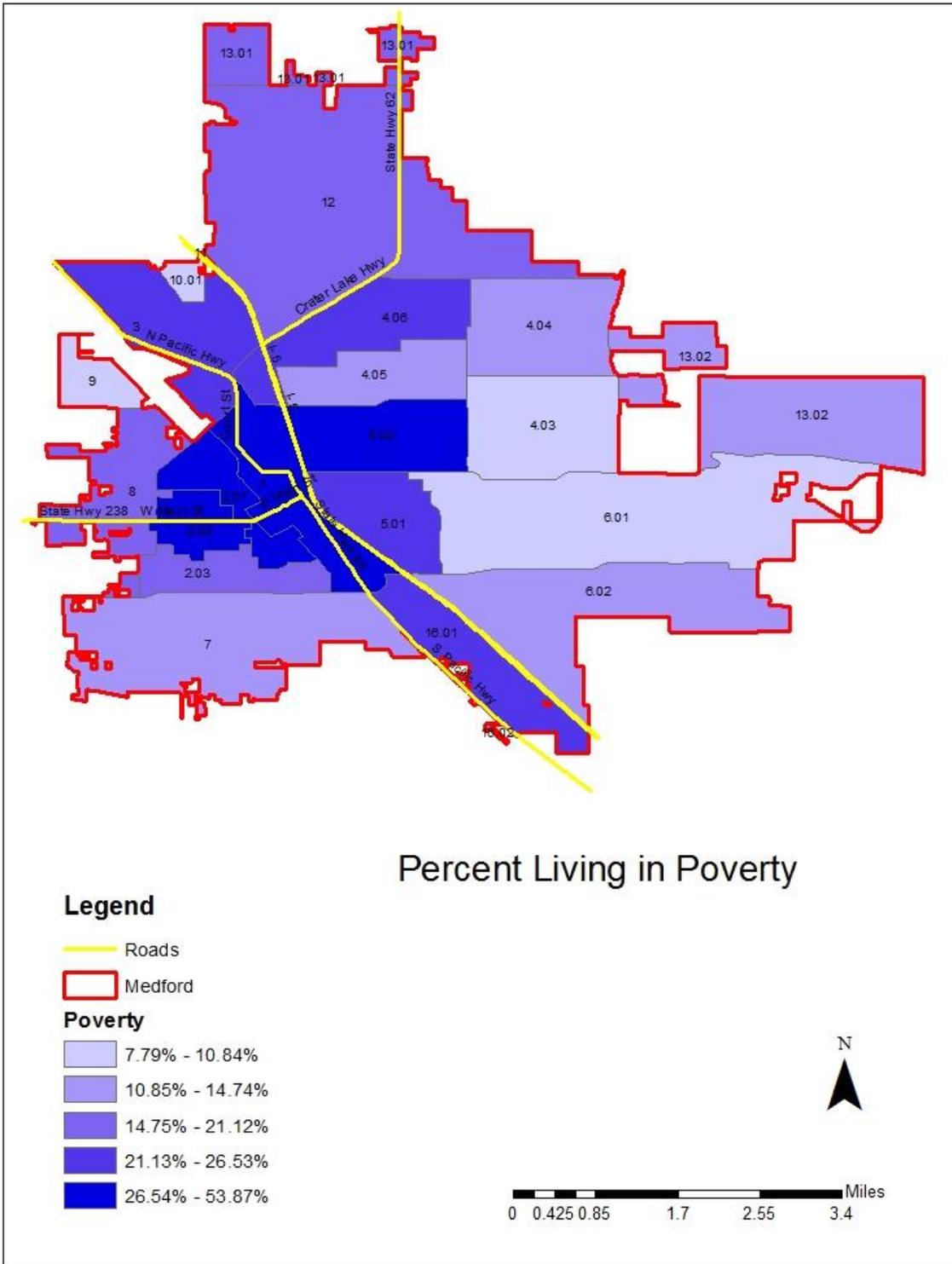
**Table 5 - Housing Needs Assessment Demographics**

**Data** 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

**Source:**



**Median Household Income**



**Percent Living in Poverty**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	3,490	3,180	5,070	3,520	
Small Family Households *	1,190	890	1,740	8,200	
Large Family Households *	135	300	570	1,115	
Household contains at least one person 62-74 years of age	395	665	670	440	2,535
Household contains at least one person age 75 or older	525	605	905	725	2,010
Households with one or more children 6 years old or younger *	715	545	1,195	2,275	
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data** 2005-2009 CHAS

**Source:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

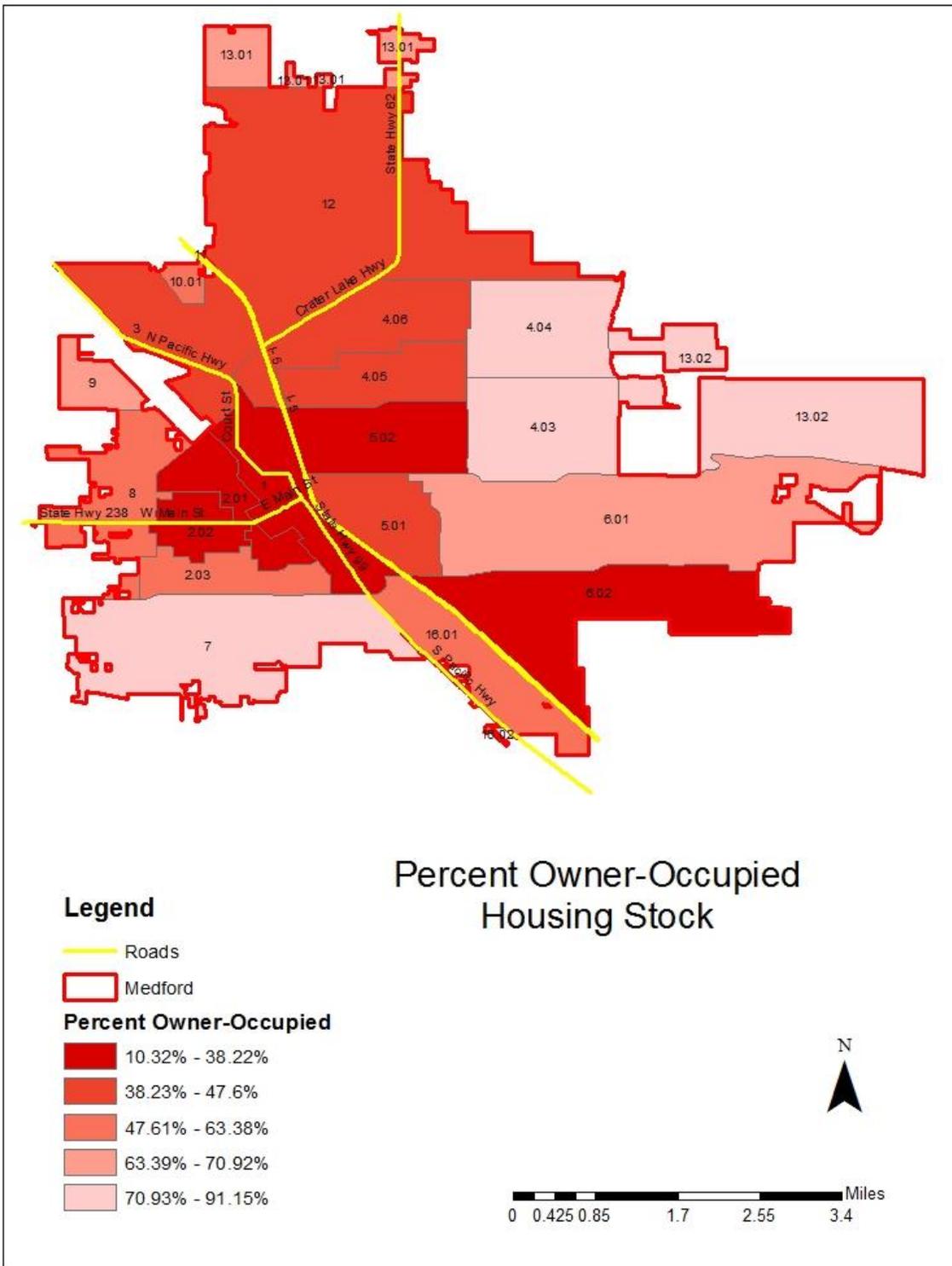
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	70	90	30	375	0	0	0	10	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	15	45	10	74	0	0	30	10	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	70	150	4	329	25	60	120	45	250
Housing cost burden greater than 50% of income (and none of the above problems)	1,550	810	320	95	2,775	585	450	390	180	1,605

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	250	735	1,400	365	2,750	90	290	670	665	1,715
Zero/negative Income (and none of the above problems)	185	0	0	0	185	60	0	0	0	60

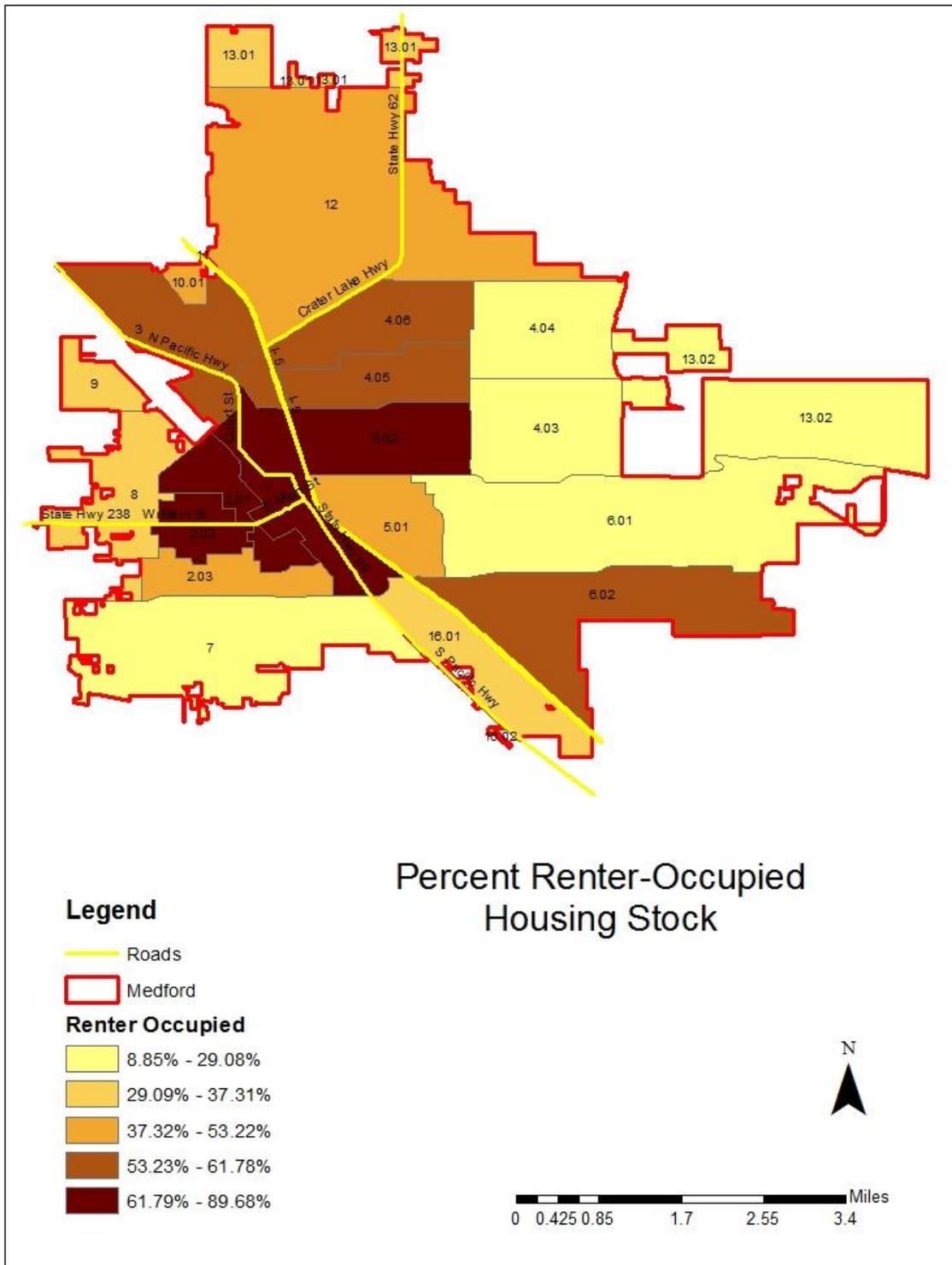
**Table 7 – Housing Problems Table**

**Data** 2005-2009 CHAS

**Source:**



**Percent Owner-Occupied**



**Percent Renter-Occupied**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,845	965	605	145	3,560	610	515	540	245	1,910
Having none of four housing problems	660	1,105	2,280	1,575	5,620	135	595	1,650	1,565	3,945
Household has negative income, but none of the other housing problems	185	0	0	0	185	60	0	0	0	60

**Table 8 – Housing Problems 2**

**Data** 2005-2009 CHAS

**Source:**

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	905	765	815	2,485	115	95	435	645
Large Related	65	135	180	380	65	65	270	400
Elderly	360	305	370	1,035	280	450	320	1,050
Other	745	495	545	1,785	235	125	180	540
Total need by income	2,075	1,700	1,910	5,685	695	735	1,205	2,635

**Table 9 – Cost Burden > 30%**

**Data** 2005-2009 CHAS

**Source:**

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	840	505	125	1,470	115	80	160	355
Large Related	65	50	15	130	40	65	20	125
Elderly	315	225	180	720	205	225	140	570
Other	585	110	75	770	225	80	110	415
Total need by income	1,805	890	395	3,090	585	450	430	1,465

**Table 10 – Cost Burden > 50%**

**Data** 2005-2009 CHAS

**Source:**

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	109	100	170	14	393	25	60	100	40	225
Multiple, unrelated family households	0	0	20	0	20	0	0	45	15	60
Other, non-family households	0	10	15	0	25	0	0	0	0	0
Total need by income	109	110	205	14	438	25	60	145	55	285

**Table 11 – Crowding Information – 1/2**

**Data** 2005-2009 CHAS

**Source:**

	<b>Renter</b>				<b>Owner</b>			
	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Data Source**

**Comments:**

**Describe the number and type of single person households in need of housing assistance.**

According to the 2008-2012 American Community Survey, there were 9,327 single person households in Medford (30.6% of all Medford households), over 41 percent of which were elderly (age 65+). Forty-one percent of single person households were homeowners, with 59 percent renters. Twenty-four percent of single person renter households lived in single-family housing units, compared to 86 percent of owner households. The median household income of single person households was about \$24,000, approximately 57 percent of the median income for all households in Medford. As shown in Table 4 above, almost 25 percent of "Other" renter households and 28 percent of "Other" owner households experienced severe cost burden. Most of the "Other" category will be made up of single person households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Data from the 2008-2012 American Community Survey show that 16.2 percent of the population of Medford reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reported to include 0.3 percent with disabilities. In the 5 to 17 year age group, 8.4 percent are reported to have disabilities. In the 18 to 64 year age group, 14.2 percent report disabilities, with 6.7 percent reporting ambulatory difficulties, 1.8 percent with self-care difficulties, and 4.4 percent with independent living difficulties. The 65 year and older age group reported 39.7 percent with disabilities; including 25.3 percent with ambulatory difficulties, 9.7 percent with self-care difficulties, and 18.2 percent with independent living difficulties. The ACS data also show that 4.7 percent of the population of Medford reports a disability and living in poverty. According to the "Striving to Meet the Need: Summary of Services Provided by Sexual and Domestic Violence Programs in Oregon" report covering January through December, 2013, there were a total of 2,187 domestic violence reports in Jackson County in 2013. A total of 330 people were sheltered in

domestic violence programs during the year, including 142 children/teens, with a total of 3,393 shelter nights for adults and 2,439 shelter nights for children.

### **What are the most common housing problems?**

By far, the most common housing problem in Medford is cost burden. According to the CHAS data in the tables above, over 79 percent of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30%, with over 68 percent having a cost burden of over 50%. A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities. Over 76 percent of households in the 30-50% AMI income category had a 30% cost burden, with 42 percent having a 50% cost burden. The numbers fall off somewhat for the next highest income category where 61 percent of households in the 50-80% AMI category had a 30% cost burden, with only 16 percent having a 50% cost burden. Looking at cost burden and severe cost burden by tenure, 67 percent of renter households and 73 percent of owner households earning less than 30% of the area median income (AMI) paying more than 50% of their income on housing expenses. For rental households, severe cost burden is the most common housing problem with 30 percent of all renter households earning below 100% of the AMI paying more than 50% of their income on housing expenses, while cost burden is the most common for owner households where 29 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 27 percent paying more than 50% of their income on housing expenses. By comparison, the numbers for overcrowding and incomplete kitchen or plumbing facilities were low, with four percent of the lowest income category living in overcrowded conditions and two percent living without complete kitchen or plumbing facilities.

### **Are any populations/household types more affected than others by these problems?**

Cost burden and extreme cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Small Related" households bear much of the brunt of severe cost burden, with over 47 percent of the total number of households experiencing severe cost burden and 24 percent of owner households experiencing severe cost burden. For ownership households, "Elderly" households made up 39 percent of the total experiencing severe cost burden. Large related households comprised the smallest portion of those experiencing severe cost burden for all but one income category, presumably because they are the smallest of the household types.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The point-in-time count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.

## **Discussion**

Cost burden and extreme cost burden are the most common housing problem across all lower income households in Medford, both renter and owner. The lower the household income, the more

extreme the cost burden is. Overcrowding is also a common problem in many lower income households, though the numbers are much lower than those of cost burden. There is some concern with lack of complete plumbing and kitchen facilities, but these conditions are not widespread. As a proxy for housing condition, lack of complete kitchen or plumbing facilities does not tell the entire story. Many units with complete kitchen and plumbing facilities may not be habitable.

**NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

The 2005-2009 CHAS data, constructed from data collected by the US Census Bureau for HUD, show housing problems by income and race/ethnicity. The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30 percent, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group. The next section will look at severe housing problems (severe overcrowding and extreme cost burden).

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,795	450	245
White	2,360	415	245
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	35	0	0
Pacific Islander	4	0	0
Hispanic	280	20	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,505	675	0
White	1,995	625	0
Black / African American	45	0	0
Asian	0	0	0
American Indian, Alaska Native	35	0	0
Pacific Islander	10	0	0
Hispanic	350	50	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,215	1,855	0
White	2,675	1,615	0
Black / African American	10	4	0
Asian	40	30	0
American Indian, Alaska Native	4	4	0
Pacific Islander	20	0	0
Hispanic	380	180	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,415	2,105	0
White	1,330	1,865	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	80	140	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

The population of Medford was 86 percent White, according to the 2010 U.S. Census. The next largest population group was Hispanic, at about 14 percent. Data concludes that the Hispanic population shows disproportionately greater need given a 10.01% of total population within the 0%-30% AMI group, 13.97% of total population within in the 30%-50% AMI group, and 11.82% of total population within the 50%-80% AMI group.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

The 2005-2009 CHAS data constructed from data collected by the US Census Bureau for HUD show housing problems by income and race/ethnicity. The severe housing problems include incomplete kitchen or plumbing facilities, cost burden over 50 percent, and severe overcrowding (more than 1.5 persons per room). The tables below show the distribution of severe housing problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,455	795	245
White	2,035	740	245
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	35	0	0
Pacific Islander	4	0	0
Hispanic	260	40	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,480	1,700	0
White	1,175	1,445	0
Black / African American	15	30	0
Asian	0	0	0
American Indian, Alaska Native	0	35	0
Pacific Islander	10	0	0
Hispanic	255	145	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,145	3,930	0
White	840	3,450	0
Black / African American	0	10	0
Asian	25	45	0
American Indian, Alaska Native	0	8	0
Pacific Islander	20	0	0
Hispanic	195	365	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	390	3,140	0
White	370	2,825	0
Black / African American	0	0	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	20	200	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

As suggested in the previous section, the size of minority populations in Medford, with the exception of the Hispanic population, are so small that conclusions about disproportionately greater need are not possible from the data presented. While all of the minority populations show need in one or more of the income categories, the numbers are so small that the data is not reliable. For the Hispanic population, though, disproportionately greater need was seen in the 0%-30%, 30%-50%, and 50%-80% income groups.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

The 2005-2009 CHAS data were used to compare housing cost burden across racial/ethnic groups. Cost burden (30% to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses), and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the city as a whole.

**Housing Cost Burden**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	17,025	6,910	5,250	250
White	15,470	5,980	4,430	245
Black / African American	29	60	15	0
Asian	315	55	65	0
American Indian, Alaska Native	105	40	35	0
Pacific Islander	35	20	4	0
Hispanic	865	615	515	4

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Data** 2005-2009 CHAS

**Source:**

**Discussion:**

Data does not identify disproportionately greater need for housing cost burden as indicated in the chart referenced above.

**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The lower income categories are where disproportionately greater needs are found. The 0%-30%, 30%-50% and 50%-80% of the area median income categories show increased needs for the Hispanic population.

**If they have needs not identified above, what are those needs?**

There is a large mismatch in homeownership rates between the dominant racial group, Whites, and the next two largest groups, Hispanics and African-Americans. Whites have a homeownership rate of almost 52 percent, compared to 33 percent for Hispanics and less than six percent for African-Americans. There are more than 28,000 White households, compared to less than 2,700 households for Hispanics and less than 200 for African-Americans.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Hispanics are found in concentrations of up to 34 percent in some census tracts in central Medford and in the eastern part of the City.

**NA-35 Public Housing – 91.205(b)**

**Introduction**

The Jackson County Housing Authority maintains 90 mod rehab housing units and administers 1,835 Section 8 vouchers, almost all of which are tenant-based. Ninety of the vouchers are special purpose Veterans Affairs Supportive Housing (VASH) vouchers. The agency, as of 2012, had a waiting list for all assistance categories (Section 8, Mod Rehab, HOME, and Tax Credit), of over 7,200 households, the majority for Section 8.

**Totals in Use**

<b>Program Type</b>									
	<b>Certificate</b>	<b>Mod-Rehab</b>	<b>Public Housing</b>	<b>Vouchers</b>					
				<b>Total</b>	<b>Project - based</b>	<b>Tenant - based</b>	<b>Special Purpose Voucher</b>		
							<b>Veterans Affairs Supportive Housing</b>	<b>Family Unification Program</b>	<b>Disabled *</b>
# of units vouchers in use	0	93	0	1,835	1	1,732	90	0	0

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data** PIC (PIH Information Center)

**Source:**

**Characteristics of Residents**

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,797	0	11,558	1,892	11,567	10,905	0
Average length of stay	0	6	0	5	1	5	0	0
Average Household size	0	1	0	2	4	2	1	0
# Homeless at admission	0	0	0	40	0	0	40	0
# of Elderly Program Participants (>62)	0	21	0	352	0	330	18	0
# of Disabled Families	0	51	0	582	0	556	23	0
# of Families requesting accessibility features	0	93	0	1,835	1	1,732	90	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	86	0	1,731	1	1,644	74	0	0
Black/African American	0	3	0	51	0	39	12	0	0
Asian	0	2	0	7	0	7	0	0	0
American Indian/Alaska Native	0	2	0	41	0	37	4	0	0
Pacific Islander	0	0	0	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

**Ethnicity of Residents**

<b>Program Type</b>									
<b>Ethnicity</b>	<b>Certificate</b>	<b>Mod-Rehab</b>	<b>Public Housing</b>	<b>Vouchers</b>					
				<b>Total</b>	<b>Project - based</b>	<b>Tenant - based</b>	<b>Special Purpose Voucher</b>		
							<b>Veterans Affairs Supportive Housing</b>	<b>Family Unification Program</b>	<b>Disabled *</b>
Hispanic	0	2	0	118	0	114	3	0	0
Not Hispanic	0	91	0	1,717	1	1,618	87	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Jackson County Housing Authority does not operate any public housing. Twenty-five percent of the Section 8 waiting list and 31 percent of the mod-rehab waiting list indicated the inclusion of a person with disabilities in the household. A total of 1,095 households on the Section 8 waiting list indicated a disability, out of a total of 4,247 households on the waiting list. Five hundred sixty-three households on the mod rehab waiting list, out of 1,771 households, indicated a disability in the household. These data come from the 2012 5-Year PHA Plan for the Jackson County Housing Authority.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

For the four categories provided in the 5-Year PHA Plan for the Jackson County Housing Authority (Section 8, Mod Rehab, HOME, and Tax Credit), a total of 7,289 households were on the combined waiting lists. Of those households, 2,337 were male-headed, 4,952 were female-headed, 643 were elderly, 1,925 included a household member with a disability, 80 percent were White, three percent were African-American, one percent Asian, four percent Native American or Alaskan Native, and 11 percent were Hispanic. The most immediate need of voucher holders is a larger supply of housing. The vacancy rate in southern Oregon is currently under 2% making it very difficult to locate housing.

**How do these needs compare to the housing needs of the population at large**

These needs are similar to the needs of the population at large. With such a low vacancy rate for rental housing in southern Oregon, subsidized rental households are competing with market rate rental households for the available housing stock. With increased demand come increased rents, leaving many renter households paying a larger percentage of their income toward rent or being unable to locate rental housing they can afford.

**Discussion**

Section 8 voucher holders in Jackson County are experiencing difficulties finding suitable housing stock in the current housing market in southern Oregon, where the vacancy rate for rental housing is less than two percent. The competition of housing units drives up the costs of housing (increased rents), pushing all households, including market rate households, into a situation where cost burdens are more commonplace.

**NA-40 Homeless Needs Assessment – 91.205(c)**

**Introduction:**

The following table provides an estimate of homeless persons and families within several categories in Jackson County. These numbers are taken from the 2015 Point-in-time Count dated 01/26/2015. To date, Jackson County has not provided a separate count of homeless individuals or families in rural areas.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	46	63	465	554	397	142
Persons in Households with Only Children	2	18	39	310	211	142
Persons in Households with Only Adults	334	266	326	1,205	1,090	142
Chronically Homeless Individuals	141	72	88	326	295	142
Chronically Homeless Families	3	1	7	9	6	142
Veterans	41	168	451	243	348	142
Unaccompanied Child	20	18	39	310	211	142
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source**

**Comments:** 2015 Point-in-Time Survey

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Homeless Needs Assessment data was provided by ACCESS of Medford, Oregon.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	298	339
Black or African American	18	5
Asian	3	1
American Indian or Alaska Native	7	19
Pacific Islander	10	3
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	25	16
Not Hispanic	322	366

**Data Source:** 2015 Point-in-Time Survey Data also includes 28 multiple race sheltered and 13 multiple race unsheltered.  
**Comments:**

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Point-in-Time data identified 3 sheltered and 20 unsheltered parenting youth households, and 18 sheltered and 20 unsheltered unaccompanied youth households. Data collected also indicated 41 unsheltered homeless veterans and 168 sheltered veterans. Data does not indicate whether or not veterans are in families, are individuals or have children.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The 2015 Point-in-Time homeless count, dated 01/26/2015, indicated that 87.38% (637) identified as White, 3.15% (23) as Black or African-American, 3.57% (26) as American Indian or Alaska Native, 1.78% (13) as Native Hawaiian or Other Pacific Islander, 0.55% (4) as Asian and 3.57% (26) as Multiple Races. As related to ethnicity, 94.38% (688) identified as Non-Hispanic and 5.62% (41) as Hispanic.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2015 data indicate that 52.40% (382) persons in Jackson County were unsheltered and 47.60% (347) were sheltered on January 26, 2015. It is generally assumed by service agencies specializing in homelessness that only a small percent of the total unsheltered homeless persons are unsheltered by choice. Rather, the majority would prefer to be housed if affordable options were made available.

Persons and families experiencing unsheltered homelessness suffer from community isolation; a significant determinant of unhealthy living, which in the long-run results in more costly public service obligations. On the other hand, there is a small percentage of the homeless population that prefers to live unsheltered in efforts to avoid conforming to rules and regulations. *(Specific data supporting these statements has not been calculated or made available to the City of Medford).*

**Discussion:**

The results of the 2015 Point-in-Time Count identified a total of 729 homeless persons as of 01/26/2015. The total number of homeless households was 622. Of the total number of homeless persons, 73.11% (533) were identified as male, 26.47% (193) as female, 29.22% (213) as chronically homeless, 9.88% (72) as children under the age of 18, 52.40% (382) as unsheltered and 19.49% (142) as victims of domestic violence.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

### **Describe the characteristics of special needs populations in your community:**

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent of the total population and that of adult women at 6 percent. These percentages, when applied to Medford, would yield a total population of alcohol abuser at 7,759 persons, using 2010 U.S. Census population figures. Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2000 and 2010, the population aged 62 years and over grew from 18.5 percent of the population to 19.4 percent. The 2010 U.S. Census put the population of Medford's population of 62 and over at 14,500. Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provided care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Housing and supportive service needs of these populations include: - Group housing, - Physical rehabilitation and medical care, - New job training skills, - Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions, - Extensive medical care and treatment, - Rehabilitation programs, - Counseling/ support groups to deal with the problem, - Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions, - Medical care/prescription medications, straining their already limited income, - Special transportation needs due to medical and physical condition, - Mobility assistance

in normal daily activities, - Assistance in meal preparation, housekeeping and shopping, and - Physical rehabilitative care due to injury/falls. These needs were compiled through consultation with service providers.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the "Epidemiologic Profile of HIV/AIDS in Oregon" from the Oregon Health Authority covering data through December 31, 2012, there were 11 new HIV diagnoses in Jackson County in 2012, six in 2011, and seven in 2010, with a total of 161 persons living with HIV/AIDS. Over the previous 10 year period, a total of 80 new HIV diagnoses were reported. Other data on the population with HIV/AIDS are limited in the report to statewide, with no other specific characteristics provided at the county or city level.

**Discussion:**

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping well with their situations with the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations themselves and depend on individual situations.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

There are a variety of public facility needs in the City, including work on community buildings, senior centers, and park facilities.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction’s need for Public Improvements:**

The City notes the need for repairs to streets and sidewalks within Medford neighborhoods and repairs to parking lots and playgrounds at public facilities.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction’s need for Public Services:**

There is a wide variety of public services needed in Medford that are routinely supported by the CDBG Program. Examples include case management for youth, senior services, child care services, after school activities, foster grandparent programs, and many others.

## **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The local housing market affects the availability and affordability of housing. In Medford, the housing market has slowly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have increased, but are still affordable with the historically low mortgage interest rates found in the current market. The following analysis looks at a variety of data from the American Community Survey, the census, the Housing Authority of Jackson County, and homeless service providers to provide a picture of the local market.

### MA-10 Number of Housing Units – 91.210(a)&(b)(2)

#### Introduction

The housing stock in Medford is heavily weighted toward single-family housing, with 62 percent of households residing in single-family detached structures. Approximately 54 percent of households are home owners, with 82 percent of owner households living in housing units with three or more bedrooms. Twenty-eight percent of housing units are in multifamily developments, with two to twenty or more units in the structure. With over 8,476 multifamily units serving over 13,400 renter households, the data suggest that almost 5,000 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households, but the vast disparity of larger units between renter (28%) and owner (82%) households suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,260	62%
1-unit, attached structure	2,196	7%
2-4 units	3,342	11%
5-19 units	2,394	8%
20 or more units	2,740	9%
Mobile Home, boat, RV, van, etc	1,216	4%
<b>Total</b>	<b>31,148</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

**Data** 2005-2009 ACS Data

**Source:**

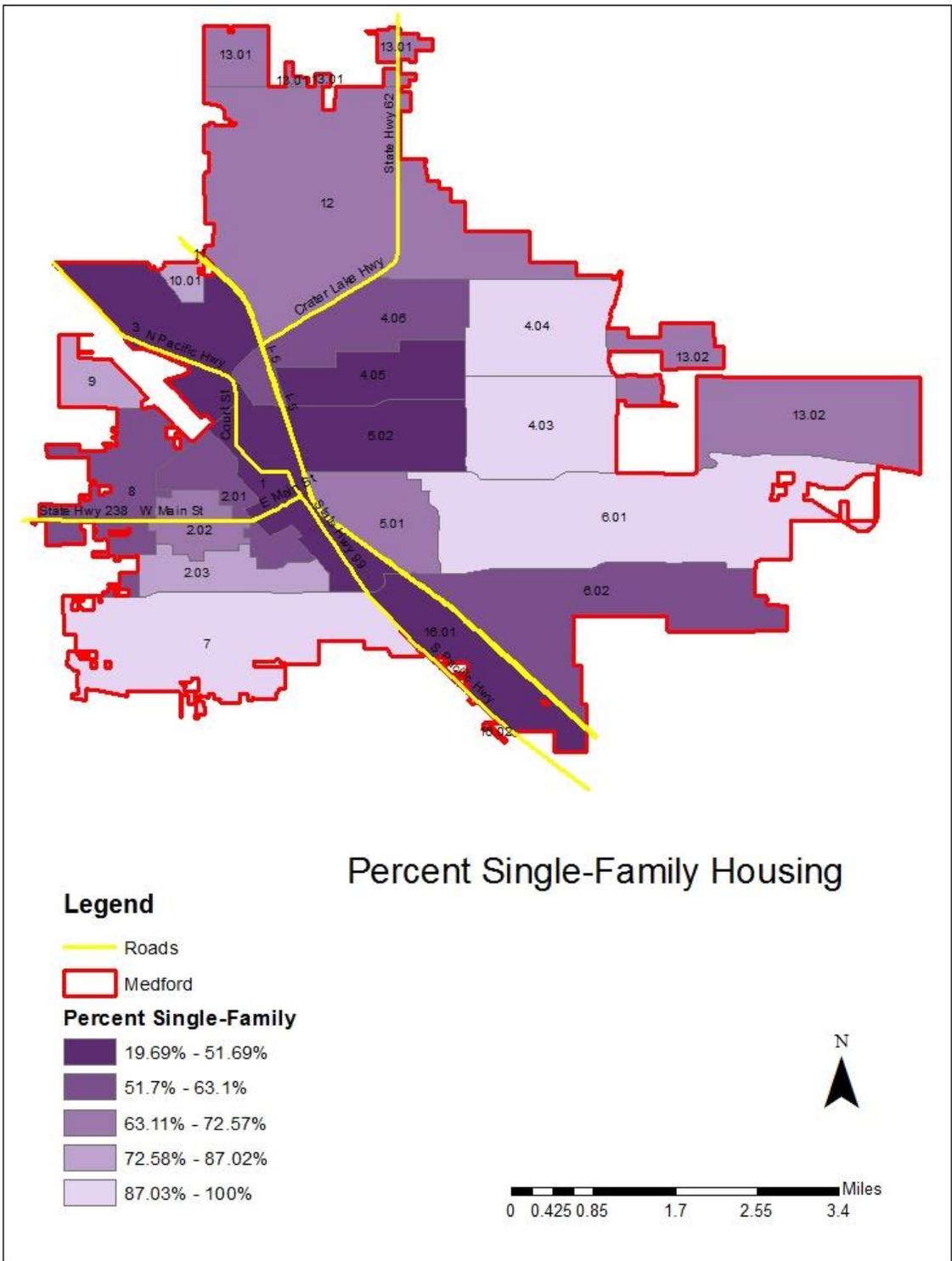
**Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	660	5%
1 bedroom	185	1%	3,186	24%
2 bedrooms	2,683	17%	5,816	43%
3 or more bedrooms	13,104	82%	3,812	28%
<b>Total</b>	<b>15,972</b>	<b>100%</b>	<b>13,474</b>	<b>100%</b>

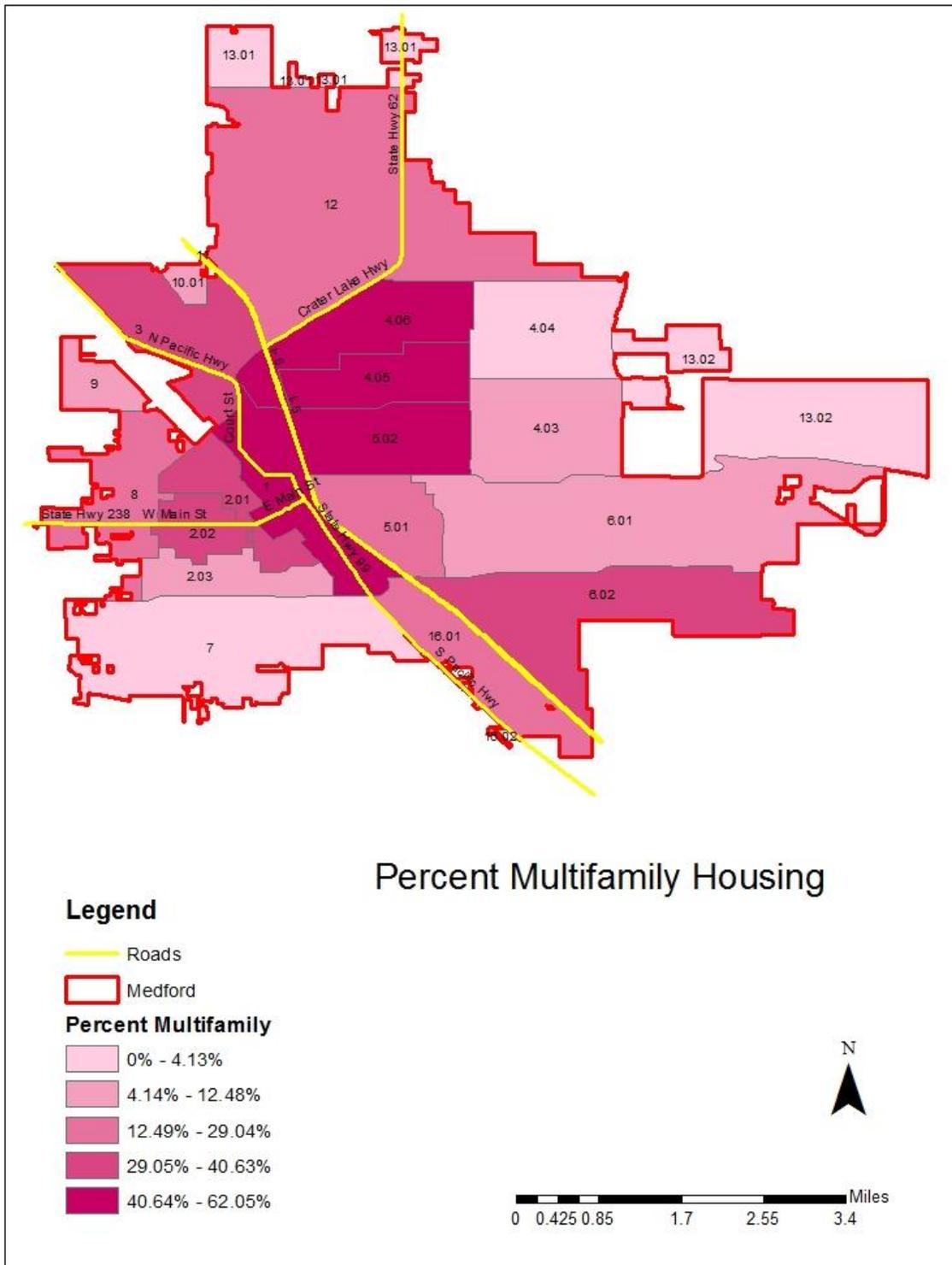
**Table 28 – Unit Size by Tenure**

**Data** 2005-2009 ACS Data

**Source:**



**Percent Single-Family**



**Percent Multifamily**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The Housing Authority of Jackson County manages 93 Mod-Rehab units in the county, along with 1,835 vouchers, serving low-income households. There are 445 HUD subsidized units in Medford, including 171 Section 202/811 units in four developments, 50 subsidized units from previously insured projects, 178 assisted units in projects with no HUD financing, and 46 assisted units in insured developments.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are currently 455 assisted units reported in HUD's multifamily database in Medford. All property has been renewed in the recent past or has expiration dates of 2014 or later. It does not appear that any units are expected to be lost from the affordable housing inventory, though most are renewed on a yearly basis and owners' intentions may change.

**Does the availability of housing units meet the needs of the population?**

Sixty-two percent of all households in Medford reside in single-family detached homes. While this is often considered the ideal in terms of raising a family, the growing senior population may require a reconsideration of what is ideal with respect to housing type. In the coming years, the growing senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home in which they raised their families. Future development of units designed with retirees in mind and active senior apartment communities may take on a larger presence in the housing market.

**Describe the need for specific types of housing:**

As shown in the Units by Tenure data, the vast majority of owner households reside in home with three or more bedrooms (82%). By comparison, only 28 percent of renter households reside in units with three or more bedrooms. While many renter households contain single or couple households with no children, a number of larger renter households are overcrowded in smaller rental units, less than three bedrooms. There is a potential need for more apartment developments with larger units, particularly three or more bedrooms.

## **Discussion**

### **Discussion**

The majority of housing units in Medford are in single-family structures (62%). Of renter households, most (72%) live in units with two or fewer bedrooms. As the demographics of the city and state start reflecting the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize from their family home to smaller units, some of which might be in senior's communities where residents can participate in a variety of community activities, including meals, exercise, shopping, and entertainment. The housing stock also needs additional supplies of larger rental units, some of which may come from the baby boomers moving to smaller units. The rental stock is 28 percent larger units (three or more bedrooms) compared to 82 percent for owner occupied units. There is a moderately large inventory of HUD insured rental units in Medford which are not subsidized (433 units), suggesting loss of affordable housing inventory from the expiration of Section 8 contracts over the years.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing costs are a major portion of any households' monthly budget. In 2000, the median home value in Medford was \$128,500. By 2009, the median value had increased by 98 percent to over \$253,900.

Medford's median gross rent was \$522 in 2000 and \$675 in 2009; a 29 percent increase. Median gross rent in 2013 was reported at \$887; a 31 percent increase since 2009. Based on data, 7.6% of the rental units were affordable to household earnings at or below 30 percent of the area median family income. No homes were priced in a range that would be affordable for a household earning less than 30 percent of the area median family income.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	128,500	253,900	98%
Median Contract Rent	522	675	29%

**Table 29 – Cost of Housing**

**Data** 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

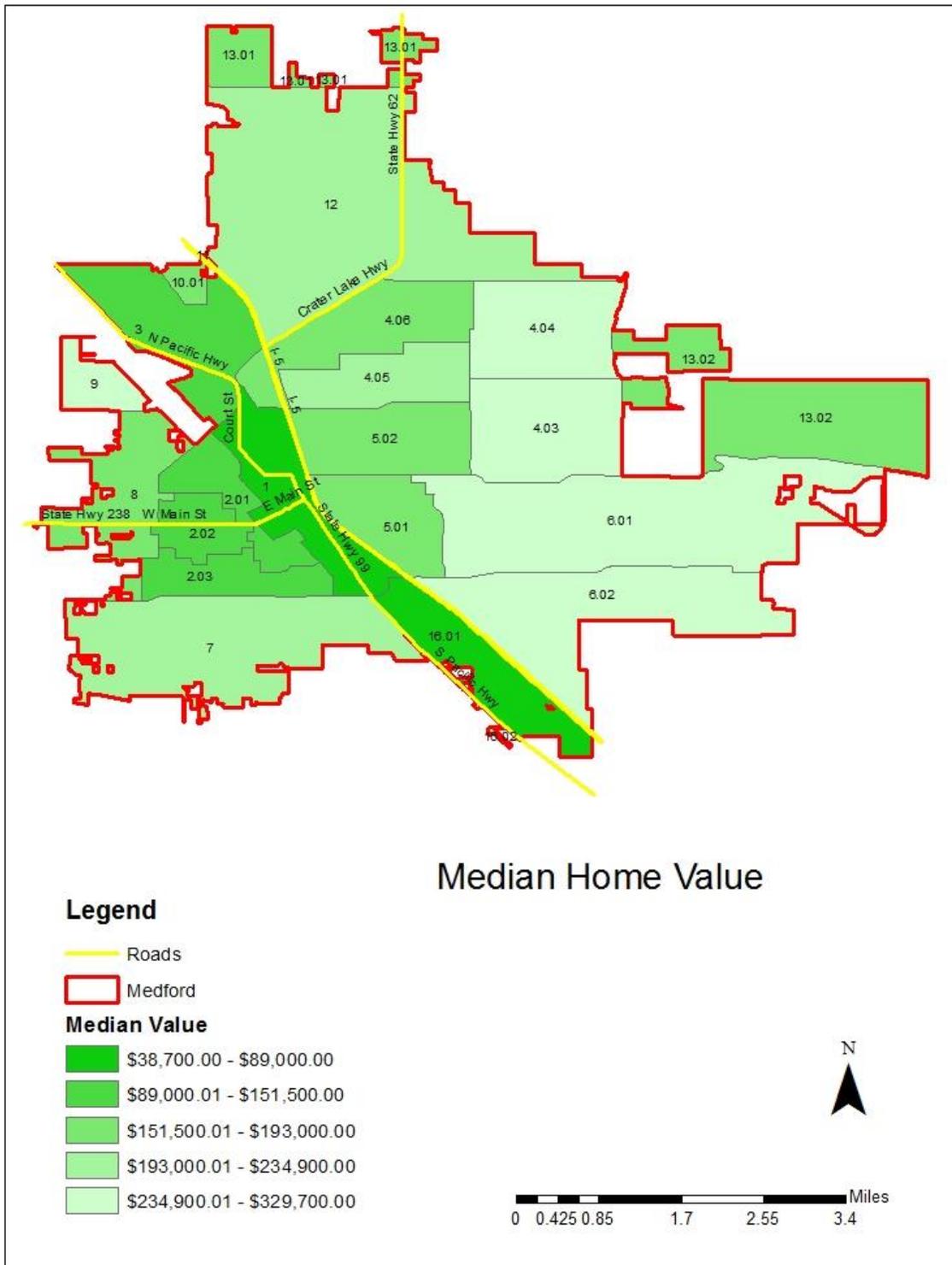
**Source:**

Rent Paid	Number	%
Less than \$500	3,078	22.8%
\$500-999	8,479	62.9%
\$1,000-1,499	1,054	7.8%
\$1,500-1,999	270	2.0%
\$2,000 or more	593	4.4%
<b>Total</b>	<b>13,474</b>	<b>100.0%</b>

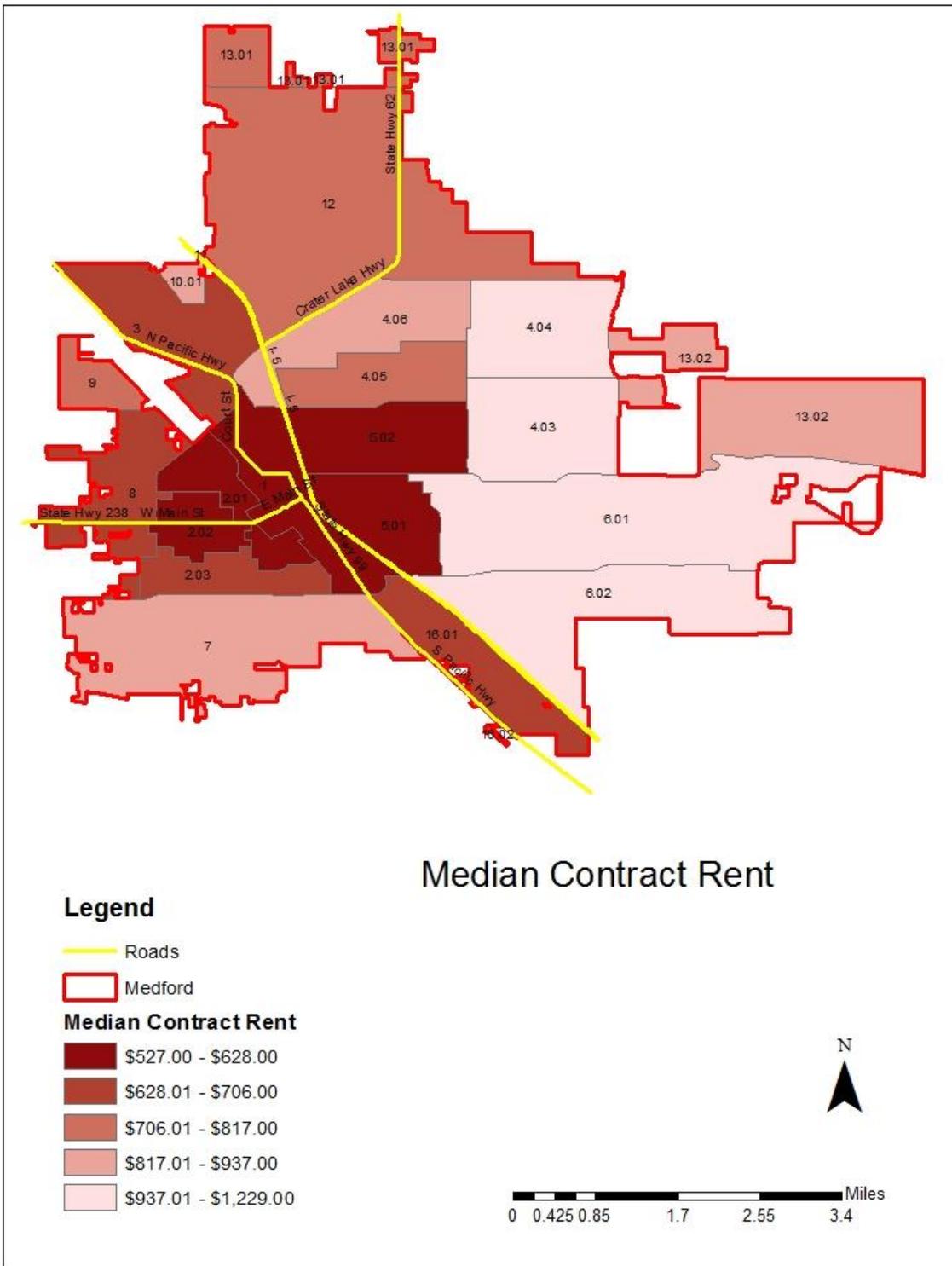
**Table 30 - Rent Paid**

**Data** 2005-2009 ACS Data

**Source:**



**Median Home Value**



**Median Contract Rent**

## Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	620	No Data
50% HAMFI	1,650	425
80% HAMFI	5,885	835
100% HAMFI	No Data	1,305
<b>Total</b>	<b>8,155</b>	<b>2,565</b>

**Table 31 – Housing Affordability**

**Data** 2005-2009 CHAS

**Source:**

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	617	624	844	1,244	1,402
High HOME Rent	617	624	834	955	1,046
Low HOME Rent	512	548	658	760	848

**Table 32 – Monthly Rent**

**Data Source**

**Comments:**

### Is there sufficient housing for households at all income levels?

As would be expected, the lowest income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning below 30 percent of the area median income, rental properties are their only option. The data show that six percent of rental units are affordable to those earning less than 30 percent of the area median income. With this limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30 percent of their household income on housing expenses. In many cases it creates an extreme cost burden, requiring more than 50 percent of their income for housing. In some cases households are forced to double-up with other families, sharing housing units that were designed for only one household.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

With a 98 percent increase in median home value, homeownership is becoming less affordable. With an improving economy, that pressure on homeownership is likely to increase as the housing market recovers from the mortgage foreclosure situation of the recent past and home prices return to pre-2008 levels and grow even more. On the other hand, mortgage interest rates are at historic lows, which make home purchases more affordable than would have been possible in 2000 when rates were higher. The lower interest rates are, to some extent, responsible for the rise in home prices since 2000 as an individual household is able to afford a higher home price with the lower interest rate. Rents, however, rose at a slower pace, 29 percent between 2000 and 2009. Rents are less affordable than in 2000 and the demand for rental housing is most likely higher than in 2000 with former homeowners who lost their homes to foreclosure looking for rental housing instead of looking to buy.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Based upon U.S. Department of Housing and Urban Development's (03/2015) Home Program Rents Report, the low market rent for a three-bedroom unit is \$760; 12.60% higher than the area median rent in 2009 and 16.70% lower than the area median rent reported in 2013. The high market rent for a three-bedroom is \$955; 14.48% higher than 2009 and 7.60% higher than 2013. Fair market rent for a comparable unit is reported at \$1,244, which nearly doubles the area median rent creating a financial barrier to securing and maintaining affordable housing. Medford data supports approximately 20% percent of renters are paying HUD's reported 50% rent limit of \$760.

Efforts to stimulate an increase in the housing supply may help drive rent prices back down; and stimulating new job creation may help increase the area median income making housing more affordable for low-and moderate-income residents.

## **Discussion**

Competing factors in the housing market, rising prices and historically low mortgage interest rates, have kept homeownership affordability somewhat constant over the past decade. The mortgage market, however, created a situation through "liar" loans and adjustable rate mortgage products where large numbers of homeowners lost their homes to foreclosure. This resulted in a bubble in the supply of homes on the market and a dip in home prices, but many were unable to take advantage of the market conditions because of a tightening of mortgage requirements and the inability of many to qualify for mortgage under the more stringent rules. Rents increased by 29 percent since 2000; putting pressure on lower income households looking for rental opportunities.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The condition of housing units is highly correlated to the income of the household residing within those housing units. In Medford, 65 percent of owner-occupied housing units and 48 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 34 percent of owner households and 46 percent of renter households have one housing problem or condition. Presumably, this one housing problem is most likely either cost burden or more than one person per room, with the later more likely for renter housing than for owner housing. Fifty-one percent of owner-occupied housing and 52 percent of renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all will have lead-based paint, the age of the units suggest that at one time lead-based paint may have been used on the unit and provides a potential hazard, particularly for households with children present. Over 3,100 units in Medford were built before 1980 and have children present in the household. It is reasonable to assume that a large number of these households are lower income households due to the fact that older housing stock is often filtered down through the income categories to the lowest income households.

### **Definitions**

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation. Some may be candidates for rehabilitation, others may not be. Substandard condition by suitable for rehabilitation would be units where the home is determined to be 60 percent deteriorated or the cost of the combination of needed repairs of all conditions does not exceed the estimated after-rehabilitation value of the house.

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,412	34%	6,231	46%
With two selected Conditions	236	1%	652	5%
With three selected Conditions	15	0%	69	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,309	65%	6,522	48%
<b>Total</b>	<b>15,972</b>	<b>100%</b>	<b>13,474</b>	<b>100%</b>

**Table 33 - Condition of Units**

**Data** 2005-2009 ACS Data

**Source:**

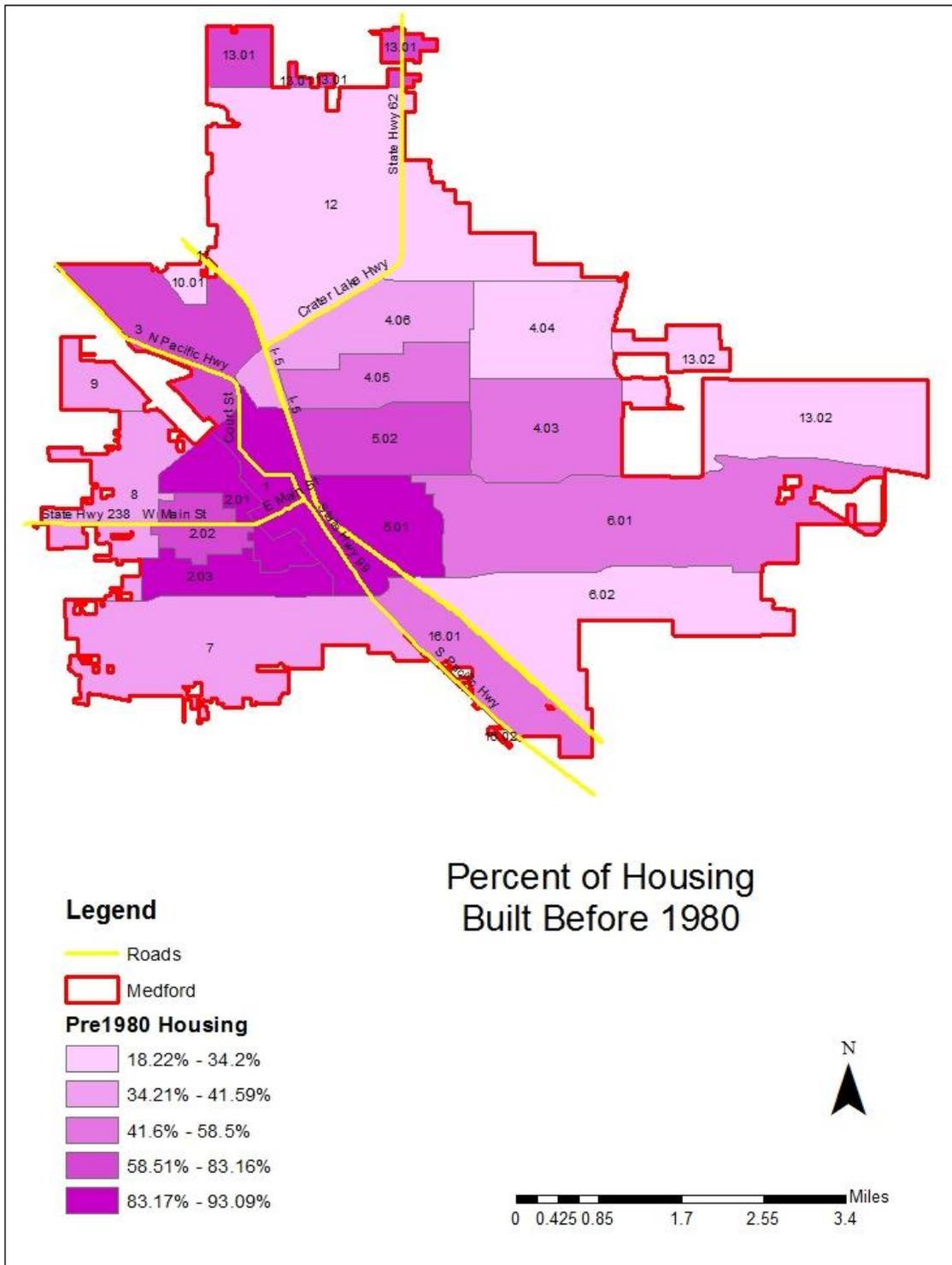
**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,375	15%	2,063	15%
1980-1999	5,362	34%	4,500	33%
1950-1979	6,133	38%	5,212	39%
Before 1950	2,102	13%	1,699	13%
<b>Total</b>	<b>15,972</b>	<b>100%</b>	<b>13,474</b>	<b>100%</b>

**Table 34 – Year Unit Built**

**Data** 2005-2009 CHAS

**Source:**



**Pre-1980 Housing Stock**

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,235	52%	6,911	51%
Housing Units build before 1980 with children present	2,155	13%	965	7%

**Table 35 – Risk of Lead-Based Paint**

**Data** 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

**Source:**

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,977	0	1,977
Abandoned Vacant Units	26	15	41
REO Properties	44	0	44
Abandoned REO Properties	16	6	22

**Table 36 - Vacant Units**

**Alternate Data Source Name:**

Building Inspector Survey

**Data Source**

**Comments:**

**Need for Owner and Rental Rehabilitation**

Fifty-one percent of the owner-occupied housing stock and 52 percent of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents don't or can't provide needed maintenance. In some areas of Medford, the housing stock may exceed 50 years of age and the median income of the residents of those areas may be less than 50 percent of the area median income. In these situations it is likely that housing conditions generally throughout these areas are poor.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The data show that the number of housing units in Medford built prior to 1980, and potentially where lead-based paint hazards might be found, include 51 percent of all owner housing and 52 percent of rental housing. Thirteen percent of owner housing units and seven percent of rental housing units built prior to 1980 are occupied by families with children present, a total of over 3,100 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Neighborhoods that were once middle class become home to lower income groups as they age. Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are found. As a result, it is reasonable to assume that most of the 3,100 units in Medford built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families.

### **Discussion**

There is an extensive need for rehabilitation programs in Medford targeting the improvement of the City's oldest housing stock. These programs, which are currently ongoing through the Housing Authority of Jackson County with the City's CDBG funding, provide owners of owner-occupied, single-family housing and multifamily rental housing with loans and/or grants to facilitate needed repairs which have not been affected by current or previous owners. These repairs include structural and cosmetic repairs both inside the unit and on the exterior and testing for and remediation of lead-based paint hazards in older housing units.

**MA-25 Public and Assisted Housing – 91.210(b)**

**Introduction**

The Jackson County Housing Authority does not own any public housing units. Its inventory includes 94 units of mod-rehab housing in three projects and 1,860 vouchers.

**Totals Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	94	0	1,860	24	1,836	773	139	1,270
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Jackson County Housing Authority does not own any public housing units.

*2015-19 Consolidated Plan  
2015-16 Action Plan*

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**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
N/A	0

**Table 38 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Jackson County Housing Authority does not own any public housing units.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Jackson County Housing Authority does not own any public housing units.

**Discussion:**

The Jackson County Housing Authority does not own any public housing units.

**MA-30 Homeless Facilities and Services – 91.210(c)**

**Introduction**

The following data are the most current count of homeless facilities in Medford and Jackson County taken from HUD's report for the Jackson County Continuum of Care.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	421	5	52	252	0
Households with Only Adults	502	5	11	167	0
Chronically Homeless Households	113	0	0	113	0
Veterans	507	0	156	37	0
Unaccompanied Youth	44	0	16	9	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source** Jackson County CoC OR-502; January 2015 Housing Inventory Count

**Comments:**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mainstream service providers in Medford provide a wide range of housing and support services including shelters, transitional housing, substance abuse treatment, case management, clothing, job search and training, food, transportation, medical/dental/mental care services, legal assistance and childcare. Agencies include but may not be limited to:

- ACCESS - homeless assistance, housing counseling and family and food services
- Addictions Recovery Center – addiction treatment, pain-management, veterans services, and transitional housing
- Jackson Care Connect & AllCare CCO's – OHP Medicaid benefits, wellness benefits, medical/dental resources and transportation services
- Center for NonProfit Legal – legal assistance to low-income and elder residents
- Community Works– transitional living
- Compass House – mentally disabled counseling and job/housing search activities
- DHS – food/cash assistance, domestic violence, children/senior services, employment services, and medical assistance
- Goodwill of Southern Oregon – employment training, asset building and family strengthening
- Hearts with a Mission – shelter, education mentoring and transition planning for homeless and at-risk youth
- The Job Council and Worksource Oregon – Career assessment and counseling, career training and job search services
- Kids Unlimited & Rogue Family YMCA – financial assistance for after school childcare
- La Clinica - health care services
- Maslow Project - outreach, basic needs, crisis intervention, clothing and advocacy for youth
- Medford Gospel Mission - short-term shelter, meals, and clothing assistance
- Medford Senior Center - supportive services, enrichment and advocacy for seniors
- OnTrack, Inc. – addiction, transitional living and housing services
- Rogue Valley Council of Governments – senior/disabled services and food services
- Rogue Valley Veterans & Community Outreach - transitional living and community outreach
- Roots & Wings – financial assistance for childcare and preschool
- Salvation Army/Hope House – life skills, case management, clothing vouchers and transportation and prescription assistance
- Southern Oregon Head Start – preschool services
- St. Vincent de Paul - shelter, food, clothing and medical services

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Medford and Jackson County are served by a wide range of organizations that address the needs of homeless individuals and families. Included are:

- ACCESS - homeless assistance and housing counseling
- Salvation Army, Medford Citadel, Hope House – supportive housing
- Community Works– transitional living
- Maslow Project - street outreach, basic needs, crisis intervention and advocacy to homeless youth
- St. Vincent de Paul - shelter, food, clothing, advocacy, medical services and emergency rent relief
- Hearts with a Mission - shelter, education mentoring, and transition planning for homeless and at-risk youth
- Housing Authority of Jackson County– Section 8 Housing Choice vouchers and other subsidized and affordable housing services
- Medford Gospel Mission - short-term shelter, meals and clothing
- St. Anthony Shelter – shelter for women
- Dunn House Shelter - safe refuge and support for women and children escaping domestic violence
- Rogue Retreat - affordable housing second chance program for homeless
- OnTrack, Inc. – supportive services and transitional living
- Addictions Recovery Center – addictions residential and day treatment
- Magdalene Home – safe shelter for pregnant and parenting teen girls
- Rogue Valley Veterans & Community Outreach - transitional living and community outreach

These facilities and programs address housing and service needs of homeless individuals and families by offering beds and a variety of much needed services. Contained within this group of programs are emergency shelters, transitional and permanent housing, drug treatment programs, services for victims of domestic violence, mental health treatment, healthcare, and numerous associated services that attempt to address the continuum of needs of homeless persons.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations in Medford include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The supportive housing needs of special needs populations in Medford vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical and developmental disabilities may also become a pressing issue as persons with disabilities, who have previously been taken care of by parents, lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities to live longer; many are now outliving their caregivers, which is increasing the demand for group housing that provides care to this population.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

While individual institutions provide discharge planning services to their clients, there is no established protocol within the service provision structure in Medford regarding returning patients from mental and physical health institutions.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.**

**91.315(e)**

The City will be funding housing rehabilitation and emergency repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside there. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of Medford does not currently have any plans to directly address the housing and supportive service needs of persons who are not homeless but have other special needs.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

After consulting with local public and private agencies, state agencies and City staff, it has been concluded that negative effects of public policies relating to affordable housing and residential investment may exist at all levels including federal, state and local. The City has identified the following potential effects through recent public participation, consultation efforts and review of barriers identified in the City’s 2010-2014 Consolidated Plan for Housing and Community Development:

- Lack of inclusionary zoning in the State of Oregon
- Insufficient land supply available for development within the Urban Growth Boundary
- Density maximums limit the number of units buildable on a given parcel of land
- Residential system development charges
- Unfamiliarity with the City’s development process
- Confusion about the standards for development of infill projects and the definition of neighborhood compatibility
- Perception that it is difficult to do mixed-use development using the current land development code
- Multifamily affordable housing developments at risk of “expiring use”

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household's relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in Medford provide employment opportunities and some descriptive consideration of education and employment levels.

### Economic Development Market Analysis

#### Business Activity

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	699	111	2	0	-2
Arts, Entertainment, Accommodations	3,670	2,908	11	10	-1
Construction	2,304	1,254	7	4	-3
Education and Health Care Services	6,785	8,621	21	29	8
Finance, Insurance, and Real Estate	2,164	2,280	7	8	1
Information	626	1,013	2	3	1
Manufacturing	2,688	870	8	3	-5
Other Services	1,417	3,475	4	12	8
Professional, Scientific, Management Services	2,753	1,164	8	4	-4
Public Administration	1,155	687	4	2	-2
Retail Trade	5,945	4,509	18	15	-3
Transportation and Warehousing	1,189	1,096	4	4	0
Wholesale Trade	1,099	1,930	3	6	3

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Total	32,494	29,918	--	--	--

**Table 40 - Business Activity**

**Data** 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

**Source:**

**Labor Force**

Total Population in the Civilian Labor Force	34,964
Civilian Employed Population 16 years and over	32,494
Unemployment Rate	7.06
Unemployment Rate for Ages 16-24	21.67
Unemployment Rate for Ages 25-65	4.40

**Table 41 - Labor Force**

**Data** 2005-2009 ACS Data

**Source:**

**Unemployment Rate**

Occupations by Sector	Number of People
Management, business and financial	9,068
Farming, fisheries and forestry occupations	434
Service	6,430
Sales and office	10,170
Construction, extraction, maintenance and repair	2,822
Production, transportation and material moving	3,570

**Table 42 – Occupations by Sector**

**Data** 2005-2009 ACS Data

**Source:**

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	27,264	90%
30-59 Minutes	2,001	7%
60 or More Minutes	1,159	4%
<b>Total</b>	<b>30,424</b>	<b>100%</b>

**Table 43 - Travel Time**

**Data** 2005-2009 ACS Data

**Source:**

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,814	199	1,182
High school graduate (includes equivalency)	6,832	475	2,606
Some college or Associate's degree	10,419	772	2,953
Bachelor's degree or higher	6,770	154	1,187

**Table 44 - Educational Attainment by Employment Status**

**Data** 2005-2009 ACS Data

**Source:**

**Less than a High School Degree**

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	148	472	289	544	382
9th to 12th grade, no diploma	1,397	1,122	709	1,059	938
High school graduate, GED, or alternative	2,109	2,683	2,406	4,824	3,639
Some college, no degree	1,993	3,113	2,793	5,177	3,236
Associate's degree	337	637	661	1,775	512
Bachelor's degree	341	1,470	1,388	2,694	1,407
Graduate or professional degree	16	350	585	1,636	1,243

**Table 45 - Educational Attainment by Age**

**Data** 2005-2009 ACS Data

**Source:**

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,853
High school graduate (includes equivalency)	24,448
Some college or Associate's degree	28,544
Bachelor's degree	39,397
Graduate or professional degree	56,538

**Table 46 – Median Earnings in the Past 12 Months**

**Data** 2005-2009 ACS Data

**Source:**

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The most active business sector in Medford, in terms of the number of workers in the various industries, is Education and Health Care Services with 21 percent of all workers. That sector is followed by Retail Trade and Arts, Entertainment, Accommodations with 18 and 11 percent respectively. Professional, Scientific, Management Services has an eight percent share of workers, as does the Manufacturing sector, followed by Finance, Insurance and Real Estate and the Construction sectors with seven percent share each.

**Describe the workforce and infrastructure needs of the business community:**

The City has identified the following avenues to support the workforce and infrastructure needs of the business community:

Tax incentives to relocate or expand business development: The City currently offers incentives for new or expanding businesses in the way of tax credits. These credits are through the Enterprise Zone and E-Commerce Overlay.

Guidance through the business development process: The City's Deputy City Manager of Development Services works closely with businesses by providing direct assistance through the development process.

Review and revision of code as needed for business support: The City continually reviews and revises code as economic conditions, workforce, business support and infrastructure needs fluctuate.

Business support infrastructure: The City continues to identify programs that may provide loans and technical assistance to small businesses and promote development of mechanisms that will encourage micro-enterprise such as the creation of small business incubators.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Business Expansions:

- Four car dealerships are being expanded
- Amy's Kitchen expanded
- One West Main—includes three businesses Pacific Retirement Services, Pro-Care Software, and Rogue Disposal
- Blue Cross expanded
- Boise expanded

New Developments:

- The Commons
- Northgate Center
- Southgate Center
- Delta Center
- New Hilton being built

Other Developments/Expansions:

- USCCP Phase IV
- Hawthorne Park
- Three new fire stations
- New police station

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Generally, there is a wide range of jobs in Medford with a variety of education and skill requirements. The industry with the most workers in Medford is the Education and Health Care Services sector, which typically has stringent education and skill requirements for the most visible portion of the workforce, the educators, doctors, and nurses. The sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. Medford's second and third largest sectors are Retail Trade and Arts, Entertainment, Accommodations, typically calling for a less educated, less skilled workforce. Medford has a relatively well educated workforce, with over two times as many residents over the age of 16 having a college degree as those not having finished high school.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

According to the Southern Oregon Regional Economic Development, Inc. website, many workforce development opportunities exist in the Medford area. Rogue Community College offers a variety of classes and degree programs for workforce, short-term training and long-term professional development. The Job Council offers a variety of workforce development services including applicant screening, on-the-job training and internships. PowerUp offers scholarships for high quality employee training workshops specific to computer skills, leadership training, industrial safety, information technology, and customized workshops designed for individual business needs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The goals of the regional CEDS are: 1) Promote the creation of quality jobs that pay above the regional average; 2) Diversify the economic base of the region; 3) Increase the supply and availability of capital for business start-up and expansion; 4) Improve communication and

coordination with our partners; 5) Strive for efficient government services and procedures to promote economic development; and 6) Assess and promote current and future workforce needs. The City of Medford will participate in economic development activities as opportunities arise.

## **Discussion**

Medford has seen significant expansion of business concerns in the community, as well as new business development stimulated by enterprise zone tax credits and the City's Electronic Zone and Commerce Overlay. The City offers a well-educated workforce and numerous opportunities for that workforce to attain additional skills and education. Southern Oregon Regional Economic Development, Inc. heads up the regional Comprehensive Economic Development Strategy, which focuses on the development of quality jobs, diversification of the economic base of the region, an increase in capital for business start-up and expansion, and improved communication and coordination with regional partners.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The census tracts that are identified as eligible for CDBG area benefit (median income below 80 percent of the area median income) include some of the oldest neighborhoods in the City. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. These neighborhoods are also where the lowest income households in the City live, in housing stock that is in poor condition, and, therefore, offered at lower rents or sales prices. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentrated would mean that a large portion of the neighborhood shows the impact of these housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The Hispanic population, which makes up 13.8 percent of the total population of Medford, is concentrated in census tracts in central Medford and in the northeastern census tracts. In some of these tracts, the percentage Hispanic exceeds 34 percent of the total population of the tract. These tracts also show high rates of poverty. A map of the Hispanic population concentrations is provided below along with poverty by tract as well.

### **What are the characteristics of the market in these areas/neighborhoods?**

These neighborhoods, as mentioned above, contain much of the poorest housing stock in the City. As a result, the housing market contains much of the lowest cost housing as well.

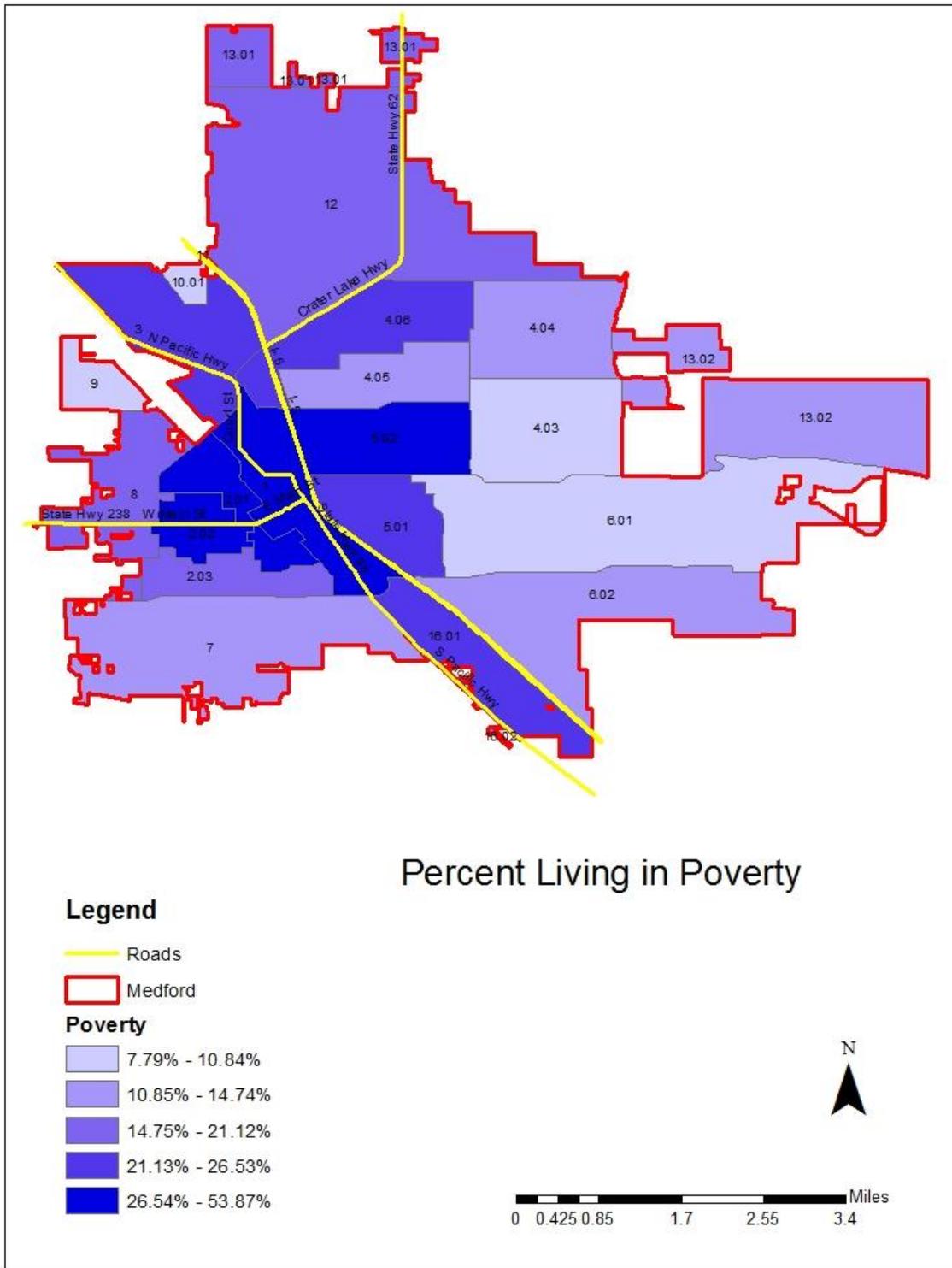
### **Are there any community assets in these areas/neighborhoods?**

These areas do have community assets, including community and senior centers, parks, and other public facilities. The mod-rehab properties operated by the Housing Authority of Jackson County are also located within these neighborhoods.

### **Are there other strategic opportunities in any of these areas?**

In areas where brownfield issues are not a concern, private and non-profit developers could find appropriate redevelopment sites to provide homes for a range of household incomes, including lower and upper income households. These efforts would aid in sustainability efforts, bringing more people into the neighborhoods and improving the housing stock available in the market.

# Percent Hispanic



## Percent Living in Poverty

2015-19 Consolidated Plan  
2015-16 Action Plan

MEDFORD

## **Strategic Plan**

### **SP-05 Overview**

#### **Strategic Plan Overview**

The Strategic Plan lays out the direction the City intends to take in the distribution of the Community Development Block Grant funding for the next five years. The priorities listed were determined through consultation with service providers and consideration of a community survey that was conducted in the development of the Consolidated Plan. Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). Other programs are directed toward particular areas within Medford where the median incomes of the census tracts involved are below 80 percent of the area median income (area benefit). The City's goals and objectives are summarized in Section SP-45.

**SP-10 Geographic Priorities – 91.215 (a)(1)**

**Geographic Area**

**Table 47 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	CDBG Eligible Block Groups
	<b>Area Type:</b>	Areas for CDBG Area Benefit
	<b>Other Target Area Description:</b>	Areas for CDBG Area Benefit
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>2</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Areas for Individual Benefit and Administration
	<b>Other Target Area Description:</b>	Areas for Individual Benefit and Administration
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	

<b>Include specific housing and commercial characteristics of this target area.</b>	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments will be allocated according to responses to programmatic opportunities and client response to funding availability. Rehab programs may be targeted to the CDBG Eligible Areas or as individual benefit to low-income households. Public services, likewise, may be offered in low-income areas or generally to all qualified residents.

**SP-25 Priority Needs - 91.215(a)(2)**

**Priority Needs**

**Table 48 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Major Home Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 1
	<b>Description</b>	Major repairs to owner-occupied housing units.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	<b>2</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Large Families Families with Children Elderly
<b>Geographic Areas Affected</b>		Areas for Individual Benefit and Administration
<b>Associated Goals</b>		Affordable Housing - Objective 2
<b>Description</b>		Support for new affordable housing development for homeownership or rental.
<b>Basis for Relative Priority</b>		Priorities were established through an evaluation of community surveys, forum input, and staff analysis.

3	<b>Priority Need Name</b>	Homeownership Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 2
	<b>Description</b>	Direct financial assistance to help potential homeowners with down payment and closing costs.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
4	<b>Priority Need Name</b>	Emergency Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration

	<b>Associated Goals</b>	Affordable Housing - Objective 2
	<b>Description</b>	Support for programs that provide emergency assistance for homeless and special needs populations, for foreclosure prevention, and rent and utility payments to prevent homelessness.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>5</b>	<b>Priority Need Name</b>	Minor and Emergency Home Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 1
	<b>Description</b>	Support for programs that provide homeowners with minor home repairs and emergency repairs.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	<b>6</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Large Families Families with Children Elderly Victims of Domestic Violence
<b>Geographic Areas Affected</b>		Areas for Individual Benefit and Administration

	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide counseling for domestic violence and child abuse victims and services aimed at abuse prevention.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
7	<b>Priority Need Name</b>	Senior & Disabled Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide services to senior and disabled populations.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	8	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Large Families Families with Children Unaccompanied Youth
<b>Geographic Areas Affected</b>		Areas for Individual Benefit and Administration

	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide services to youth, including counseling services.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
9	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide fair housing services to residents of Medford.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
10	<b>Priority Need Name</b>	Child Care Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Public Housing Residents
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1

	<b>Description</b>	Support for programs that provide day care and after school care for children.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>11</b>	<b>Priority Need Name</b>	Health Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide health care services to low-income individuals, including medical and dental care.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	<b>12</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide transportation services to low-income residents.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>13</b>	<b>Priority Need Name</b>	Employment/Job Training, Workforce Readiness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide job training and workforce readiness services to low-income residents.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>14</b>	<b>Priority Need Name</b>	Technical Assistance to Small Business/Incubators

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provides technical assistance to small businesses, including business incubators.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>15</b>	<b>Priority Need Name</b>	Small Business Loans
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide loans to small businesses owned by low-income residents.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>16</b>	<b>Priority Need Name</b>	Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for CDBG Area Benefit
	<b>Associated Goals</b>	Community Development - Objective 1

	<b>Description</b>	Repairs and improvements to public infrastructure, including streets, sidewalks, sewers, curbs and gutters in low-income areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
17	<b>Priority Need Name</b>	Parks and Recreation Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for CDBG Area Benefit
	<b>Associated Goals</b>	Community Development - Objective 1
	<b>Description</b>	Repairs and improvements to parks and recreation infrastructure, including park roads, playground equipment, and maintenance equipment in low-income areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
18	<b>Priority Need Name</b>	Code Enforcement
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for CDBG Area Benefit
	<b>Associated Goals</b>	Community Development - Objective 1
	<b>Description</b>	Support for enforcement of local building and premise codes in low-income areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
19	<b>Priority Need Name</b>	Demolition and Blight Clearance
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	Areas for CDBG Area Benefit
	<b>Associated Goals</b>	Community Development - Objective 1
	<b>Description</b>	Removal of dilapidated structures and other blighting influences in low-income areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
20	<b>Priority Need Name</b>	Community Facilities/Park and Recreation
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for CDBG Area Benefit
	<b>Associated Goals</b>	Community Development - Objective 1
	<b>Description</b>	Improvements to community facilities and park and recreation facilities in low-income areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
21	<b>Priority Need Name</b>	Senior Center
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly Elderly Frail Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for CDBG Area Benefit
	<b>Associated Goals</b>	Community Development - Objective 1
	<b>Description</b>	Improvements to facilities that serve the senior population in low-income areas.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
22	<b>Priority Need Name</b>	Youth Centers
	<b>Priority Level</b>	High
	<b>Population</b>	Large Families Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas for CDBG Area Benefit
	<b>Associated Goals</b>	Community Development - Objective 1
	<b>Description</b>	Improvements to facilities that provide services to youth in low-income areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
23	<b>Priority Need Name</b>	Homeless Facilities/Services
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs offering services to homeless persons at homeless facilities.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
24	<b>Priority Need Name</b>	Mental Health/Substance Abuse
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide mental health and substance abuse services to homeless persons.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
25	<b>Priority Need Name</b>	Domestic Violence
	<b>Priority Level</b>	High
	<b>Population</b>	Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that serve victims of domestic violence who are homeless or at risk of becoming homeless.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
26	<b>Priority Need Name</b>	Homeless Facilities
	<b>Priority Level</b>	High

	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 2 Community Development - Objective 1
	<b>Description</b>	Support for facilities that serve homeless persons.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
27	<b>Priority Need Name</b>	Homeless Prevention/Emergency
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 2 Public Services Availability - Objective 1
	<b>Description</b>	Support for programs that provide emergency assistance to persons at risk of homelessness to prevent homelessness.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
28	<b>Priority Need Name</b>	Emergency Shelter
	<b>Priority Level</b>	High

	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 2 Public Services Availability - Objective 1 Community Development - Objective 1
	<b>Description</b>	Support for emergency shelters serving homeless persons.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
29	<b>Priority Need Name</b>	Emergency Assistance/Operations and Services
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 2 Public Services Availability - Objective 1
	<b>Description</b>	Provision of support for emergency assistance programs for operations and essential services.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
30	<b>Priority Need Name</b>	Homeless Prevention/Rapid Re-housing
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children

	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 2 Public Services Availability - Objective 1
	<b>Description</b>	Support for programs provide rapid re-housing services to move homeless persons quickly out of homelessness.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>31</b>	<b>Priority Need Name</b>	Transitional Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Areas for Individual Benefit and Administration
	<b>Associated Goals</b>	Affordable Housing - Objective 2 Public Services Availability - Objective 1
	<b>Description</b>	Support for housing programs that help homeless persons transition from homelessness to permanent housing.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.

**Narrative (Optional)**

The City conducted a survey of residents through a survey instrument posted on the City's website and hard copy surveys distributed at all Consolidated Plan forums. The results of these surveys were used by City staff to allocate priorities among the various facility, infrastructure, service, housing, and economic development needs listed above.

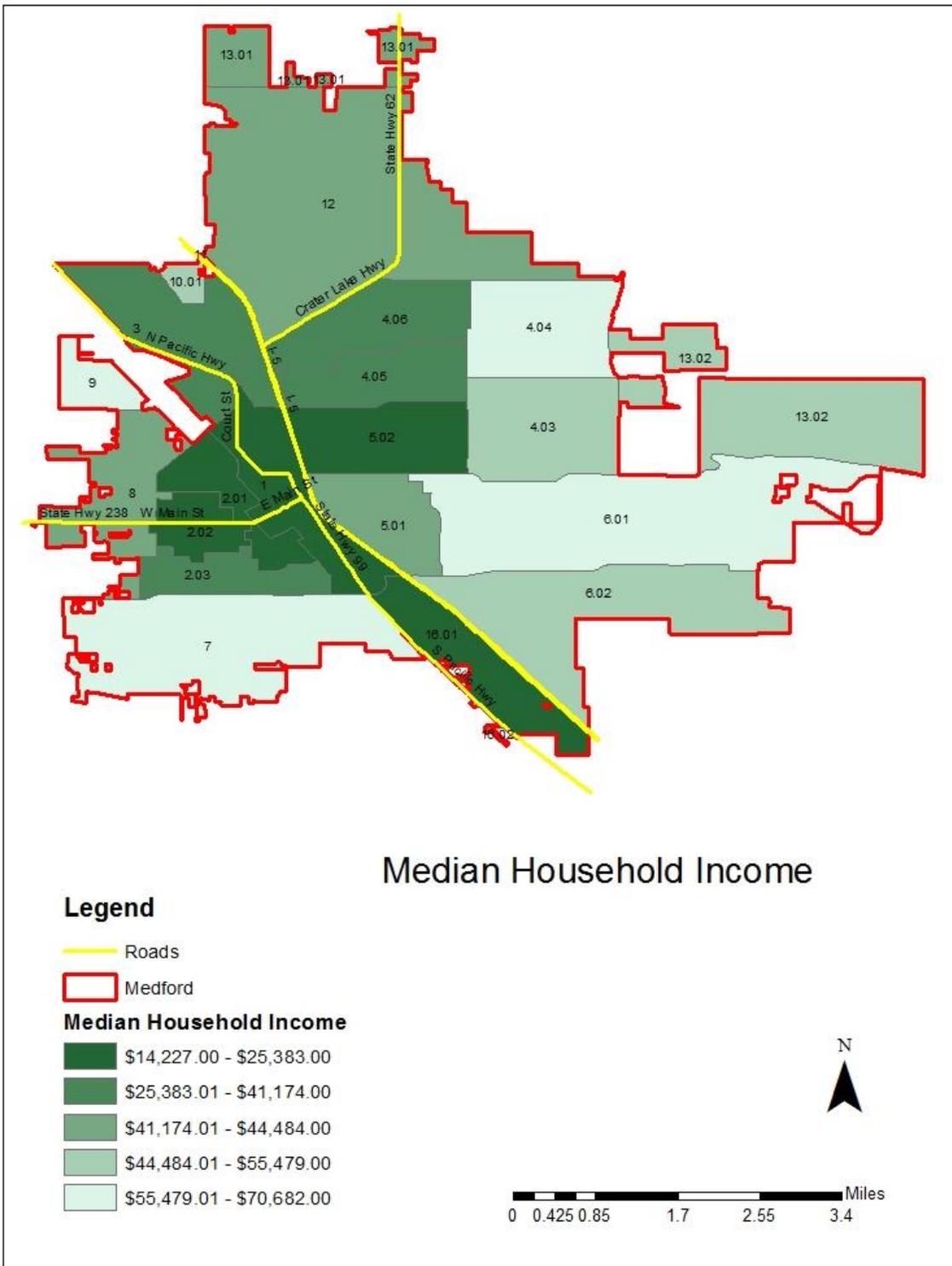
**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

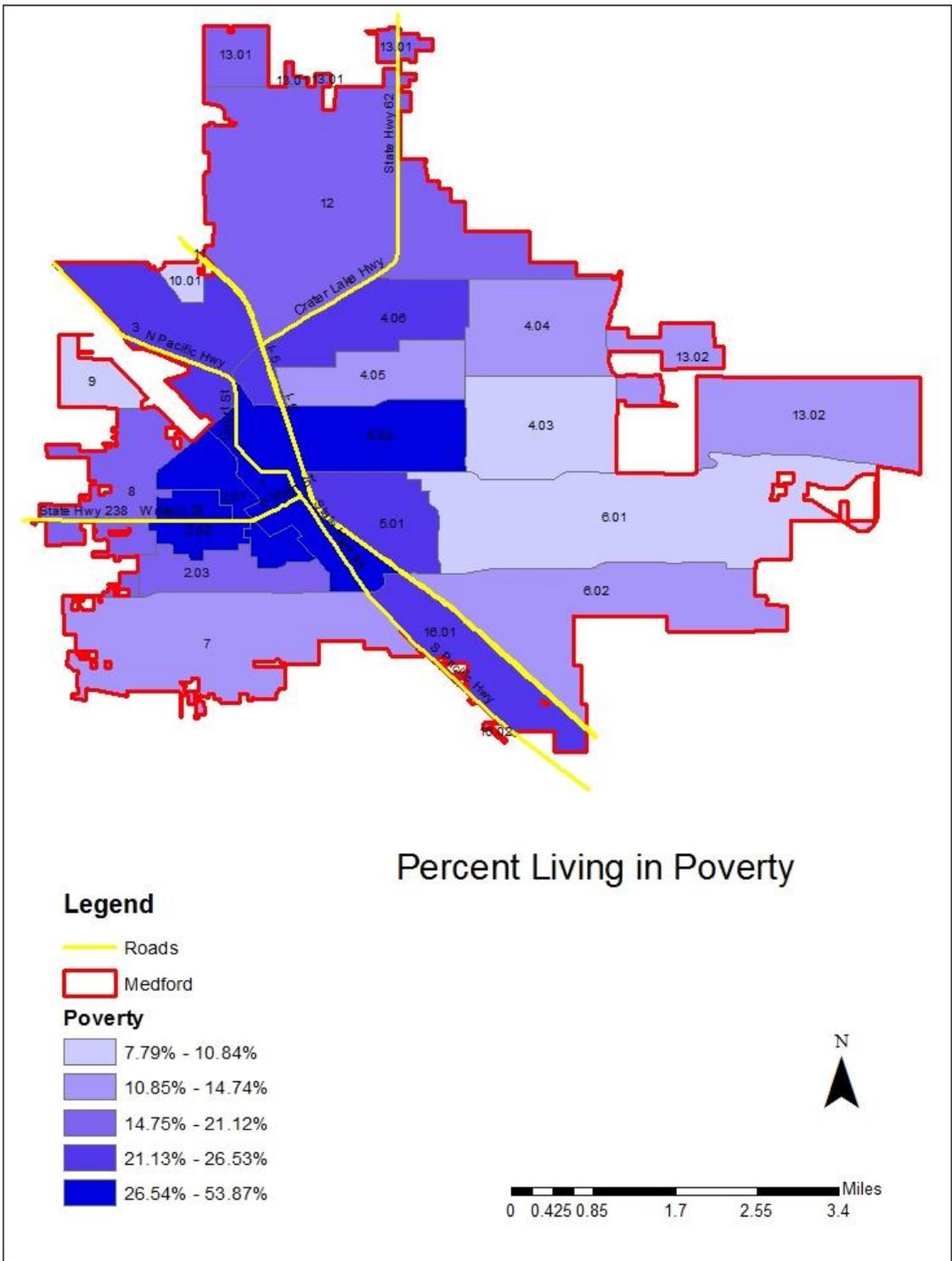
<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owners’ willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to the reputation they have that the clients do not take care of the property as well as other renters do. Other market conditions that could influence the use of TBRA have to do with rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units, even if the landlord was willing.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the mortgage markets are still recovering from the recent mortgage foreclosure crisis and restrictions placed on lending institutions that resulted. In many areas lenders are not making new loans as freely as before and some well qualified buyers are finding it difficult to navigate the new mortgage processes that have been instituted. The resulting delays in securing loans can burden housing developers and restrict their activities.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In Medford, these costs are relatively low in comparison to other areas of the country. The efficiency of rehabilitation is dependent on the after rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a City agency or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

**Table 49 – Influence of Market Conditions**



**Median Household Income**



**Percent Living in Poverty**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Medford only receives funding from the Community Development Block Grant Program. The CDBG program will bring \$625,366 into the City support affordable housing, homeless, and community development programs and projects in the first program year. Additional funding will come from unspent program administration funds, return funds from projects that finished under budget, and viable projects carrying forward into the 2015-2016 program year. Additional resources are restricted to capital improvement project allocation.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	625,366	110,000	228,768	964,134	2,501,464	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

**Table 50 - Anticipated Resources**

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

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has allocated \$964,134 for the 2015-2016 CDBG program year. This amount includes \$625,366 from 2015 entitlement funds, \$228,768 in carry-forward funds and \$110,000 in estimated program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
MEDFORD	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF JACKSON COUNTY	PHA	Public Housing	Region
ACCESS	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
Hearts With A Mission	Non-profit organizations	Homelessness	Jurisdiction
KIDS UNLIMITED OF OREGON	Non-profit organizations	Non-homeless special needs public services	Region
Rogue Valley Family YMCA	Non-profit organizations	Non-homeless special needs public services	Region
MEDFORD SENIOR CENTER	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Community Volunteer Network	Non-profit organizations	Non-homeless special needs public services	Region
Maslow Project	Non-profit organizations	Homelessness	Region
St Vincent de Paul	Non-profit organizations	Homelessness	Region
CENTER FOR NONPROFIT LEGAL SERVICES	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
THE SALVATION ARMY	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
CASA of Jackson County	Non-profit organizations	Non-homeless special needs	Region
Community Works, Inc.	Non-profit organizations	Non-homeless special needs	Region
Roots & Wings Child Development	Non-profit organizations	Non-homeless special needs	Jurisdiction

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system in Medford is well coordinated and spans a range of community needs. The City has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute Medford/Ashland/Jackson County Continuum of Care. These organizations partner with each other, the City, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The service providers in Medford work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in Medford are particularly strong in the areas of mental health services, employment training, and life skills training. Gaps exist in emergency shelter capacity. There are not enough beds on a typical night.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
1	Affordable Housing - Objective 1	2015	2019	Affordable Housing	Citywide	Major Home Improvements Minor and Emergency Home Improvements	CDBG: \$1,000,000	Homeowner Housing Rehabilitated: 76 Household Housing Unit
2	Affordable Housing - Objective 2	2015	2019	Affordable Housing Public Housing Homeless	Citywide	Affordable Housing Development for Owner/Rental Homeownership Assistance Emergency Assistance Homeless Facilities Homeless Prevention/Emergency Emergency Shelter Emergency Assistance/Operations and Services Homeless Prevention/Rapid Rehousing Transitional Housing	CDBG: \$35,000	Tenant-based rental assistance / Rapid Rehousing: 7 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services Availability - Objective 1	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Domestic Violence and Child Abuse Senior & Disabled Services Youth Services Fair Housing Child Care Services Health Services Transportation Services Employment/Job Training, Workforce Readiness Technical Assistance to Small Business/Incubators Small Business Loans Homeless Facilities/Services Mental Health/Substance Abuse Domestic Violence Homeless Prevention/Emergency Shelter Emergency Assistance/Operations and Services Homeless Prevention/Rapid Re-housing Transitional Housing	CDBG: \$434,025	Public service activities other than Low/Moderate Income Housing Benefit: 7166 Persons Assisted  Homeless Person Overnight Shelter: 1875 Persons Assisted
	<i>2015-19 Consolidated Plan 2015-16 Action Plan</i>				<i>MEDFORD</i>		126	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Community Development - Objective 1	2015	2019	Non-Housing Community Development	Citywide CDBG Eligible Block Groups	Public Infrastructure Parks and Recreation Infrastructure Code Enforcement Demolition and Blight Clearance Community Facilities/Park and Recreation Senior Center Youth Centers Homeless Facilities Emergency Shelter	CDBG: \$2,056,280	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6030 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted  Buildings Demolished: 27 Buildings

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing - Objective 1
	<b>Goal Description</b>	<p><b>Goal 1:</b> Improve the Condition and Availability of Affordable Housing over a Five-Year Period</p> <p><b>Objective 1.1:</b> Improve and maintain living conditions, safety and long-term affordability of rental and/or homeowner housing occupied by low/moderate-income and special needs households.</p> <p><b>Strategy 1.1.1:</b> Provide no interest loans to low/moderate-income homeowners for the correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary eligible repairs.</p> <p><b>Strategy 1.1.2:</b> Support programs that provide low/moderate-income and special needs homeowners and/or renters with minor and emergency repairs, and rehabilitation and weatherization assistance.</p>

2	<b>Goal Name</b>	Affordable Housing - Objective 2
	<b>Goal Description</b>	<p><b>Goal 1:</b> Improve the Condition and Availability of Affordable Housing over a Five-Year Period</p> <p><b>Objective 1.2:</b> Create more opportunities for low/moderate-income and special needs residents to secure affordable and livable rental and/or homeowner housing.</p> <p><b>Strategy 1.2.1:</b> Provide financial assistance to help potential low/moderate-income homeowners with down payment and closing costs.</p> <p><b>Strategy 1.2.2:</b> Support programs that provide financial assistance to low/moderate-income residents with rental deposits, rent and utility payments and foreclosure prevention services.</p> <p><b>Strategy 1.2.3:</b> Support the creation of higher density, mixed-income and mixed-use housing in the redevelopment of the downtown area.</p> <p><b>Strategy 1.2.4:</b> Provide financial assistance to acquire land and/or improve infrastructure in support of new affordable housing.</p> <p><b>Strategy 1.2.5:</b> Support housing programs that help homeless persons transition from homelessness to permanent housing.</p> <p><b>Strategy 1.2.6:</b> Reduce barriers to affordable housing by developing a plan to address the Regulatory Barriers Report for Medford, which will include plans to reduce barriers.</p>

3	<b>Goal Name</b>	Public Services Availability - Objective 1
	<b>Goal Description</b>	<p><b>Goal 2:</b> Improve the Ability of Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining</p> <p><b>Objective 2.1:</b> Improve the opportunities of low/moderate-income and special needs residents to become self-sustaining through the availability and accessibility of essential support services offered directly through public service agencies.</p> <p><b>Strategy 2.1.1:</b> Support public services agencies that assist low/moderate-income and special needs residents with safety net services to overcome barriers including mental illness, substance abuse, domestic violence, child abuse, physical and mental disabilities and homelessness.</p> <p><b>Strategy 2.1.2:</b> Support programs that provide fair housing services and education to low/moderate-income and special needs residents.</p> <p><b>Strategy 2.1.3:</b> Support programs that assist low/moderate-income and special needs residents to become self-sustaining through job skills training and workforce readiness programs, transportation services and the availability and affordability of day care and after school care.</p> <p><b>Strategy 2.1.4:</b> Support programs that provide loans and technical assistance to small businesses, and promote development of mechanisms that will encourage micro-enterprise such as the creation of small business incubators.</p> <p><b>Strategy 2.1.5:</b> Support programs that provide basic health care services to people in need.</p> <p><b>Strategy 2.1.6:</b> Support programs that encourage volunteerism and advocacy programs for special needs populations such as seniors, disabled and youth.</p>

4	<b>Goal Name</b>	Community Development - Objective 1
	<b>Goal Description</b>	<p><b>Goal 3:</b> Improve Living Conditions by Addressing Community Development Projects that Improve Public Infrastructure, Public Facilities and Neighborhood Revitalization Over a Five Year Period</p> <p><b>Objective 3.1:</b> Improve community infrastructure and facilities, reduce blighting influences, and preserve and build community through neighborhood revitalization in low/moderate-income neighborhoods.</p> <p><b>Strategy 3.1.1:</b> Provide assistance to repair and improve public infrastructure including street improvements, sidewalks, water and sewer improvements, curbs, gutters, lighting and street trees in low/moderate-income neighborhoods.</p> <p><b>Strategy 3.1.2:</b> Provide assistance to develop neighborhood facilities such as youth centers, senior centers, parks and recreation facilities, open space and community centers.</p> <p><b>Strategy 3.1.3:</b> Support the removal of dilapidated structures and other blighting influences in low/moderate-income areas and on a spot blight basis.</p> <p><b>Strategy 3.1.4:</b> Actively enforce City codes to improve the habitability and safety of housing and eliminate blighting influences in neighborhoods.</p>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

City staff has collected data relating to affordable housing estimates as defined by HOME 91.315(b)(2). Estimations have been derived from data provided by Housing Authority of Jackson County and ACCESS. Approximately 627 units are currently available for residents in the extremely-low category, 620 in the very-low category and 468 in the low-income category, as defined by HUD. Oregon Housing and Community Services report 2,830 affordable housing units are currently available in Jackson County. The remaining 1,115 units may be categorized as serving moderate-income families.

Also anticipated is an additional 50 unit complex to serve low-income households, which is being developed by Housing Authority of Jackson County in 2015. OnTrack is on schedule to develop an additional 46 unit, low-income complex beginning sometime during the 2016 year. Although certain units have been categorized as low-income, Section 8 vouchers are available as directed by Housing Authority of Jackson County.

Homeownership estimates have been provided by ACCESS and Habitat for Humanity. ACCESS has established an annual average goal of 15 low-income, first-time homebuyers in the course of a year. Habitat for Humanity has set its annual goal at 3-6 homes per year serving very-low and low homebuyers.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Housing Authority of Jackson County does not own any public housing units.

**Activities to Increase Resident Involvements**

The Housing Authority of Jackson County does not own any public housing units.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

## **Plan to remove the ‘troubled’ designation**

NA

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

After consulting with local public and private agencies, state agencies and City staff, it has been concluded that negative effects of public policies relating to affordable housing and residential investment may exist at all levels including federal, state and local. The City has identified the following potential effects through recent public participation, consultation efforts and review of barriers identified in the City’s 2010-2014 Consolidated Plan for Housing and Community Development:

- Lack of inclusionary zoning in the State of Oregon
- Insufficient land supply available for development within the Urban Growth Boundary
- Density maximums limit the number of units buildable on a given parcel of land
- Residential system development charges
- Unfamiliarity with the City’s development process
- Confusion about the standards for development of infill projects and the definition of neighborhood compatibility
- Perception that it is difficult to do mixed-use development using the current land development code
- Multifamily affordable housing developments at risk of “expiring use”

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Medford works to address specific local effects through City Council and the advisory capacity of its Housing and Community Development Commission (HCDC). The following represents potential strategies to ameliorate certain barriers to affordable housing:

- Medford is working on an amendment to its UGB to comply with the 20-year land need established by the Housing and Economics Elements of the Comprehensive Plan. The UGB amendment would increase housing supply by 884 acres and employment supply by 636 acres.

- As part of the UGB amendment, City Council changed the General Land Use Plan Designations to increase the allowable density for residential development on 145 acres of existing UGB land; 69 acres to *Urban High Density Residential* and 76 acres to *Urban Medium Density Residential*.
- Several local non-profit developers consider high system development charges as a barrier to multifamily affordable housing development. A reduction in development fees for low-income housing and/or a delay in payment were mentioned as possible incentives. Although the City acknowledges development costs can be an affordability challenge to developers, the necessity to provide adequate capacity for overall community development is relevant.
- The HCDC is available to help assist with community awareness of housing development activities that may be eligible for funding through the U.S. Department of Housing and Urban Development's Community Development Block Grant program, which may improve developer awareness of public policy initiatives, partnerships and resources available to assist with development of affordable housing.
- The HCDC may assist with solicitation of affordable housing projects in addition to collaborating efforts to promote viable developer incentives earlier in the planning stage. The HCDC will also continue to support affordable housing projects by providing accurate scoring criteria and ranking results for purposes of competitive state and federal funding opportunities.
- Other issues relating to residential development costs and community-wide awareness to development opportunities and misconceptions can be alleviated through improved community awareness efforts, transparency, education, collaboration and creative funding alternatives.
- House Bill 2564 would permit local government to impose conditions on approved permits that establish sales price for up to 30 percent of residential development or limit purchase to class or group of purchasers in exchange for one or more developer incentives.
- Oregon Housing and Community Services reported 2,830 affordable housing units in Medford are potentially at risk of "expiring use." Lead agencies including the Housing Authority of Jackson County, the City of Medford, ACCESS and OnTrack will continue to evaluate the potential impact of "expiring use" developments.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

City staff will continue its work with the Medford/Ashland/Jackson County Continuum of Care, the local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. City staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City does not provide federal funding for shelter activities. Local organizations are working to find ways to finance the development of more shelter space, but funding is limited.

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

The Strategic Plan proposes to provide funding to a variety of agencies that provide services to homeless individuals and families, including homeless youth. These services include counseling and case management in an attempt to help homeless persons move from homelessness to permanent housing. The City supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Strategic Plan proposes to provide funding to agencies that work with runaway youth and others leaving care facilities to prevent those individuals from moving into homelessness from institutional care. The City supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Goal: Increase the inventory of lead safe housing units.

#### Strategies:

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Expand the stock of lead safe housing units through housing initiatives.
- Obtain training for program staff on lead hazard evaluation and reduction.
- Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- Create procedures for determining when it is more cost effective to presume that lead hazard are present, and when it makes sense to evaluate a property.

#### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The effectiveness of the programs operated by Medford work through the City's housing repair programs. These programs target some of the oldest housing stock in the city, which is typically in the worst condition and most likely to have lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly.

#### **How are the actions listed above integrated into housing policies and procedures?**

Medford currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. The home repair program includes provisions requiring that all painted surfaces be in good condition.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The HOPE House Transitional Shelter, operated by the Salvation Army and funded in part by CDBG, provides homeless individuals and families with the opportunity and means to restore their lives. Staff works with each client to develop; a self-sufficiency plan that addresses health problems, engages clients in alcohol and/or drug treatment, requires that individuals secure full-time employment and assists them in their individualized self-improvement programs. The City works with various organizations providing General Fund grants to essential safety net services and a portion of CDBG money to public service agencies. Both funding sources assist families with costly services such as health care, housing repairs, food, legal services, senior advocacy, job skills, financial skills and services. These funding sources assist them with stretching their income further. The Deputy City Manager/Economic Developer continues to work to bring in businesses with living wages. The City contracted with a consultant to attract businesses to Medford and is receiving positive feedback. The economy also seems to be improving, resulting in Medford seeing an increase in new businesses. These activities continue to be beneficial to increasing the number of jobs in the area, assisting families with needed services, and hopefully reducing the number of families at poverty level.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. Such services may include but are not limited to: counseling, substance abuse, mental health treatment, health services, adult education and job re-training, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter and utility bills. The City will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

Given the City's limited financial resources and that the majority of factor's affecting a family's poverty-level status are typically beyond the control of City policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In the coming future, the Office of Community Development will work with the community to address deficiencies and attempt to measure the impact of the CDBG program in reducing and/or preventing poverty.

## **SP-80 Monitoring – 91.230**

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

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 a Grant Support Technician whose primary duty is administration of CDBG Funds. The Grant Support Technician is supervised by the Office Administrator and both maintain close working relationships with the grant subrecipients. 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 2015 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 provide 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 the 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 2015 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:

- New to CDBG program;
- Experienced turnover in key staff positions;
- Previous compliance or performance problems;
- Carrying out high-risk activities; and
- 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 2015-2016 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. City staff will monitor Roots & Wings, Community Works and CASA of Jackson County as they are subrecipients that are new to the CDBG program.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Medford only receives funding from the Community Development Block Grant Program. The CDBG program will bring \$625,366 into the City support affordable housing, homeless, and community development programs and projects in the first program year. Additional funding will come from unspent program administration funds, return funds from projects that finished under budget, and viable projects carrying forward into the 2015-2016 program year. Additional resources are restricted to capital improvement project allocation.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	625,366	110,000	228,768	964,134	2,501,464	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

**Table 54 - Expected Resources – Priority Table**

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

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has allocated \$964,134 for the 2015-2016 CDBG program year. This amount includes \$625,366 from 2015 entitlement funds, \$228,768 in carry-forward funds and \$110,000 in estimated program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing - Objective 1	2015	2019	Affordable Housing	Citywide	Major Home Improvements Minor and Emergency Home Improvements	CDBG: \$200,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit
2	Affordable Housing - Objective 2	2015	2019	Affordable Housing Public Housing Homeless	Citywide	Emergency Assistance	CDBG: \$7,000	Tenant-based rental assistance / Rapid Rehousing: 7 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services Availability - Objective 1	2016	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Domestic Violence and Child Abuse Senior & Disabled Services Youth Services Fair Housing Child Care Services Homeless Facilities/Services Mental Health/Substance Abuse Domestic Violence Emergency Shelter Emergency Assistance/Operations and Services	CDBG: \$86,805	Public service activities other than Low/Moderate Income Housing Benefit: 860 Persons Assisted Homeless Person Overnight Shelter: 375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Community Development - Objective 1	2015	2019	Non-Housing Community Development	Citywide CDBG Eligible Block Groups	Public Infrastructure Parks and Recreation Infrastructure Code Enforcement Demolition and Blight Clearance Community Facilities/Park and Recreation Senior Center	CDBG: \$411,256	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1206 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Buildings Demolished: 7 Buildings

**Table 55 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Housing - Objective 1
	<b>Goal Description</b>	-Provide no interest loans to low- and moderate-income homeowners for the correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary and eligible repairs. Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s).

2	<b>Goal Name</b>	Affordable Housing - Objective 2
	<b>Goal Description</b>	-Provide rental assistance to low-income families for up to three months reducing Medford homelessness by decreasing rental evictions.
3	<b>Goal Name</b>	Public Services Availability - Objective 1
	<b>Goal Description</b>	<p>-Provide runaway, homeless and transitional youth ages 10-17 with emergency shelter, crisis services and basic needs. Family services focus on increasing family member interconnectedness, stability and well-being while addressing dysfunctional patterns of behavior.</p> <p>-Provide wrap-around safety net services for homeless Jackson County youth – ages 0-21 – and their families.</p> <p>-Provide services, resources and skills that increase sense of security, financial stability and educational success of youth aging out of the child welfare or juvenile justice system, homeless or at risk of becoming homeless, and survivors of domestic and/or sexual abuse.</p> <p>-Provide scholarships for children in poverty to attend afterschool programs</p> <p>-Deliver essential safety net assistance to seniors in need of subsidized housing, health and financial services, meals, food stamps and emergency food bank information. Coordinated services for educational, social and physical activities, and the opportunity to serve others are also made available to the senior population.</p> <p>-Promote volunteerism within the senior population that will assist with mentorship and tutoring of students during critical times in the children’s lives.</p> <p>-Recruit and train volunteers to provide critical services for abused and/or neglected children who are wards of the court.</p> <p>-Assist vulnerable, low-income seniors and persons with disabilities find resources needed to help live safe and healthy lives while remaining in their homes.</p> <p>-Provide funds for low-and moderate-income families and families in crisis to obtain preschool tuition for their children.</p> <p>-Provide legal service assistance to Medford veterans, seniors, disabled and low-income persons by increasing access to transportation, employment, housing, healthcare and public benefits.</p>

<b>4</b>	<b>Goal Name</b>	Community Development - Objective 1
	<b>Goal Description</b>	<ul style="list-style-type: none"> <li>-Remove and replace six aged pieces of playground equipment, soft fall material and edging; and install an ADA accessible ramp and concrete walkway in a low-income neighborhood park.</li> <li>-Restore a parking lot at a City senior center.</li> <li>-Build sidewalks and associated improvements in low- and moderate-income neighborhoods.</li> <li>-Identify buildings that have been boarded up and become unsafe, problem properties. Funding will be used to demolish or remove unsafe debris to bring properties up to standards of health and safety on both an area benefit and spot blight basis.</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey.

#### Projects

#	Project Name
1	Hearts with a Mission
2	Maslow Project
3	Community Works, Inc.
4	Rogue Valley Family YMCA
5	Medford Senior Center
6	Community Volunteer Network
7	St. Vincent de Paul
8	Kids Unlimited, Inc.
9	CASA of Jackson County
10	ACCESS
11	Roots and Wings Child Development
12	Center for NonProfit Legal Services
13	Housing Authority of Jackson County
14	City of Medford Parks & Recreation Department
15	Medford Senior Center Parking Lot
16	City of Medford Neighborhood Infrastructure
17	City of Medford Demolition
18	City of Medford Program Administration
19	Housing Authority Fire Hydrant Installation

**Table 56 – Project Information**

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

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community survey process. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

## AP-38 Project Summary

1	<b>Project Name</b>	Hearts with a Mission
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Youth Services Homeless Facilities/Services
	<b>Funding</b>	CDBG: \$18,750
	<b>Description</b>	24/7 Emergency Sheltering & Safety Net Services for At-Risk Homeless Youth and Families
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	375 youth ages 10-17 will be served.
	<b>Location Description</b>	521 Edwards Street, Medford, OR 97501
<b>Planned Activities</b>	Provide runaway, homeless and transitional youth ages 10-17 with 365/24/7 emergency shelter, crisis services and basic needs. Family services focus on increasing family member interconnectedness, stability and well-being while addressing dysfunctional patterns of behavior.	
2	<b>Project Name</b>	Maslow Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Youth Services Homeless Facilities/Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Wrap-around Case Management for Homeless Youth and Families
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	191 homeless or runaway youth will be served by the program.

	<b>Location Description</b>	500 Monroe Street, Medford, OR 97501
	<b>Planned Activities</b>	Provide case management services to homeless or runaway youth including screening to determine needs, establish goals, remove barriers to services, coordinate with other agencies and provide in-house support.
<b>3</b>	<b>Project Name</b>	Community Works, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Domestic Violence and Child Abuse Youth Services Homeless Facilities/Services Domestic Violence Homeless Prevention/Emergency Transitional Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Transitional Living and Empowerment Program
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	77 youth, homeless or those at risk of becoming homeless, and survivors of domestic violence will be served through the program.
	<b>Location Description</b>	201 West Main Street, Suite D, Medford, OR 97501
	<b>Planned Activities</b>	Provide skills, resources and services that increase sense of security, financial stability and educational success of youth aging out of the child welfare or juvenile justice system, homeless or at risk of homeless, and survivors of domestic and/or sexual abuse.
<b>4</b>	<b>Project Name</b>	Rogue Valley Family YMCA
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Child Care Services
	<b>Funding</b>	CDBG: \$7,250
	<b>Description</b>	No Child Left Alone After School Program
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sixty-seven children from low/mod income families will be served.
	<b>Location Description</b>	11 W Jackson Street, Medford, OR 97501
	<b>Planned Activities</b>	Provide scholarships to low-income families for after school care services.
<b>5</b>	<b>Project Name</b>	Medford Senior Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Senior & Disabled Services
	<b>Funding</b>	CDBG: \$7,250
	<b>Description</b>	Senior Advocacy Program
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	900 low/mod income seniors will be served.
	<b>Location Description</b>	510 E Main Street, Medford, OR 97501
	<b>Planned Activities</b>	Deliver essential safety net assistance for seniors in need of subsidized housing, meals, food stamps and emergency food bank information. The program offers coordinated service opportunities for educational, social and physical activities as well as an opportunity to serve others.
<b>6</b>	<b>Project Name</b>	Community Volunteer Network
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Senior & Disabled Services Youth Services
	<b>Funding</b>	CDBG: \$7,000

	<b>Description</b>	Foster Grandparent Program
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 foster grandparents will be served.
	<b>Location Description</b>	Various locations across the city.
	<b>Planned Activities</b>	Senior citizens volunteer in area non-profit organizations such as faith based organizations, Head Start centers, public schools and after school youth facilities. Senior citizens help children learn by providing one-on-one tutoring and guidance at critical times in the children's lives.
7	<b>Project Name</b>	St. Vincent de Paul
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing - Objective 2
	<b>Needs Addressed</b>	Emergency Assistance Homeless Prevention/Emergency
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Reducing Medford Homelessness by Decreasing Rental Evictions Program
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 households at risk of homeless will be assisted with the program.
	<b>Location Description</b>	2424 N Pacific Hwy, Medford, OR 97501
	<b>Planned Activities</b>	Provide rent relief to low-income families for up to 3 months.
8	<b>Project Name</b>	Kids Unlimited, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Youth Services Child Care Services

	<b>Funding</b>	CDBG: \$6,750
	<b>Description</b>	Kids Unlimited After School Program
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	135 children from low/mod families will be served.
	<b>Location Description</b>	821 North Riverside, Medford, OR 97501
	<b>Planned Activities</b>	Provide scholarships for children of poverty to attend afterschool programs.
<b>9</b>	<b>Project Name</b>	CASA of Jackson County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Domestic Violence and Child Abuse Youth Services
	<b>Funding</b>	CDBG: \$4,500
	<b>Description</b>	Recruit and Train CASAs for Abused and/or Neglected Children
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 abused and/or neglected children who are wards of the court will benefit from this program.
	<b>Location Description</b>	613 Market Street, Medford, OR 97504
	<b>Planned Activities</b>	Recruit and train court-appointed CASA volunteers to provide critical service for abused and/or neglected children who are wards of the court.
<b>10</b>	<b>Project Name</b>	ACCESS
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Senior & Disabled Services
	<b>Funding</b>	CDBG: \$3,652

	<b>Description</b>	Navigator and Companion Program for Seniors and Persons with Disabilities
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low-income seniors and persons with disabilities will be assisted through the program.
	<b>Location Description</b>	3630 Aviation Way, Medford, OR 97504
	<b>Planned Activities</b>	Assist vulnerable, low-income seniors and persons with disabilities find resources needed to help live safe and healthy lives, while remaining in their homes.
<b>11</b>	<b>Project Name</b>	Roots and Wings Child Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1
	<b>Needs Addressed</b>	Youth Services Child Care Services Employment/Job Training, Workforce Readiness
	<b>Funding</b>	CDBG: \$3,652
	<b>Description</b>	Tuition and Assistance for Underserved Children
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 children from low/mod income families will be assisted through the program.
	<b>Location Description</b>	3703 International Way, Suite B, Medford, OR 97501
	<b>Planned Activities</b>	Provide tuition and financial assistance for low-and moderate-income families and families in crisis to obtain preschool for their children.
<b>12</b>	<b>Project Name</b>	Center for NonProfit Legal Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services Availability - Objective 1

	<b>Needs Addressed</b>	Senior & Disabled Services Fair Housing Health Services Transportation Services Homeless Prevention/Emergency
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Pathways to Self Sufficiency
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low/mod income persons will benefit from the program.
	<b>Location Description</b>	225 W Main Street, Medford, OR 97504
	<b>Planned Activities</b>	Provide legal assistance to Medford veterans, seniors, disabled and low-income persons by increasing access to transportation, employment, housing, healthcare and public benefits.
<b>13</b>	<b>Project Name</b>	Housing Authority of Jackson County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing - Objective 1
	<b>Needs Addressed</b>	Minor and Emergency Home Improvements
	<b>Funding</b>	CDBG: \$275,000
	<b>Description</b>	Homeowner Repair Program
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16 low/mod income households will benefit from the program.
	<b>Location Description</b>	Various locations around the city.

	<b>Planned Activities</b>	Provide no interest loans to low/mod income homeowners for the correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary and eligible repairs. Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s).
<b>14</b>	<b>Project Name</b>	City of Medford Parks & Recreation Department
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Community Development - Objective 1
	<b>Needs Addressed</b>	Parks and Recreation Infrastructure
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Jackson Park Playground Renovation Project
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	306 low/mod income persons will benefit from the project.
	<b>Location Description</b>	815 Summit Avenue, Medford, OR 97501
	<b>Planned Activities</b>	Remove and replace six aged pieces of play equipment, soft fall material and edging; and install an ADA accessible ramp and concrete walkway.
<b>15</b>	<b>Project Name</b>	Medford Senior Center Parking Lot
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Community Development - Objective 1
	<b>Needs Addressed</b>	Public Infrastructure
	<b>Funding</b>	CDBG: \$32,000
	<b>Description</b>	Medford Senior Center Parking Lot Renovation-Phase Five
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	900 low/mod income persons will benefit from the project.
	<b>Location Description</b>	510 E Main Street, Medford, OR 97501
	<b>Planned Activities</b>	Clean, prepare, and place 12,734 square feet of parking area for new paving overlay with compacted asphalt and striping.
<b>16</b>	<b>Project Name</b>	City of Medford Neighborhood Infrastructure
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Community Development - Objective 1
	<b>Needs Addressed</b>	Public Infrastructure
	<b>Funding</b>	CDBG: \$184,038
	<b>Description</b>	Neighborhood Infrastructure Improvements Project
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 low/mod income persons will benefit from this project.
	<b>Location Description</b>	Various locations across the city.
	<b>Planned Activities</b>	The City of Medford's Public Works Division will build sidewalks and the associated improvements in low-moderate income neighborhoods.
<b>17</b>	<b>Project Name</b>	City of Medford Demolition
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Community Development - Objective 1
	<b>Needs Addressed</b>	Demolition and Blight Clearance
	<b>Funding</b>	CDBG: \$185,218
	<b>Description</b>	Unsafe and Problem Properties Demolition & Abatement Project
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 buildings will be demolished or properties cleared of unsafe blight/unsafe influence.
	<b>Location Description</b>	Various locations across the city.
	<b>Planned Activities</b>	The City of Medford's Code Enforcement Division in conjunction with the Building Safety Division will identify buildings that have been boarded up and become unsafe, problem properties. Funding will be used to demolish these buildings on a spot basis.
<b>18</b>	<b>Project Name</b>	City of Medford Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing - Objective 1 Affordable Housing - Objective 2 Public Services Availability - Objective 1 Community Development - Objective 1

<b>Needs Addressed</b>	Major Home Improvements Affordable Housing Development for Owner/Rental Homeownership Assistance Emergency Assistance Minor and Emergency Home Improvements Domestic Violence and Child Abuse Senior & Disabled Services Youth Services Fair Housing Child Care Services Health Services Transportation Services Employment/Job Training, Workforce Readiness Technical Assistance to Small Business/Incubators Small Business Loans Public Infrastructure Parks and Recreation Infrastructure Code Enforcement Demolition and Blight Clearance Community Facilities/Park and Recreation Senior Center Youth Centers Homeless Facilities/Services Mental Health/Substance Abuse Domestic Violence Homeless Facilities Homeless Prevention/Emergency Emergency Shelter Emergency Assistance/Operations and Services Homeless Prevention/Rapid Re-housing Transitional Housing
<b>Funding</b>	CDBG: \$125,074
<b>Description</b>	City of Medford CDBG Program Administration
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program administration - no direct benefit.

	<b>Location Description</b>	701 N. Columbus Avenue, Medford, OR 97501
	<b>Planned Activities</b>	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.
<b>19</b>	<b>Project Name</b>	Housing Authority Fire Hydrant Installation
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Community Development - Objective 1
	<b>Needs Addressed</b>	Public Infrastructure
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	Installation of two new fire hydrants required for construction of a 50-unit low/moderate income housing complex.
	<b>Target Date</b>	9/1/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p align="left">50 low- and moderate-income households. </p>
	<b>Location Description</b>	130 W. Sixth Street, Medford, Oregon 97501
	<b>Planned Activities</b>	This project will fund the installation of two new fire hydrants as required for the construction of a new 50-unit low- and moderate-income apartment complex.

**AP-50 Geographic Distribution – 91.220(f)**

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

Much of the funding from the CDBG program is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	55
CDBG Eligible Block Groups	45

**Table 57 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

**Discussion**

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	23
Special-Needs	0
Total	23

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	7
The Production of New Units	50
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	73

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

These figures relate to production targets specified in the annual goals for 2015. CDBG funding for these activities may target more households.

**AP-60 Public Housing – 91.220(h)**

**Introduction**

The Housing Authority of Jackson County does not own any public housing units.

**Actions planned during the next year to address the needs to public housing**

The Housing Authority of Jackson County does not own any public housing units.

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

The Housing Authority of Jackson County does not own any public housing units.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

NA

**Discussion**

The Housing Authority of Jackson County does not own any public housing units.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Medford is active in the Medford/Ashland/Jackson County Continuum of Care, addressing issues related to homeless in the region. Funding for homeless projects and services are sources primarily through that process.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The Medford/Ashland/Jackson County Continuum of Care, the coalition of local homeless service agencies, conducts annual surveys of homeless individuals, including unsheltered persons. These surveys serve to help focus agency activities for the coming year, as well as provide documentation in response to HUD program requirements.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Medford has no plans that would affect the emergency shelter or transitional housing needs of homeless persons in the coming year.

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

The City of Medford is funding a program to help homeless persons move from homelessness to permanent housing through skills training, the provision of resources and services that increase a sense of security, financial stability, and educational success of youth aging out of the child welfare or juvenile justice system, homeless or at risk of homelessness, and survivors of domestic violence and/or sexual abuse.

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

Homeless prevention is a major focus of the participants in the Continuum of Care. Agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services. The City will be funding a program that provides emergency rental assistance to help prevent homelessness.

### **Discussion**

The participants in the Continuum of Care work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Both negative effects of public policies and barriers to affordable housing have been identified under MA-40 and SP-55. Market barriers to development have also been noted throughout the Plan. Through extensive public participation efforts and strategic alignment forums, additional potential barriers have been identified.

Accessing affordable housing appears to be one of the biggest issues as need greatly outweighs the resources available. The Housing Authority of Jackson County (HAJC), as of July 2015, has over 5,600 families on the waiting list for the Housing Choice Voucher program. HAJC's apartment complexes have a waiting list of 100-400 households at any given time. HAJC reports a more accurate vacancy rate for the past year in Jackson County between 1.5-2.0%. This number is perceived to continue to decline. Hesitations from potential developers can be considered a barrier to the construction of new housing developments.

In some instances, the conception of “Not in My Backyard” may be a barrier to the development of affordable housing. There is moderate opposition to affordable housing development projects as a result of perceptions that projects may reduce property values or alter the physical environment and population composition of the neighborhood.

Agencies serving the homeless population are eager to develop a plan that will address the housing needs of this population. Agencies are promoting community-wide collaboration to house homeless individuals, which may save the community public service support costs in the long-run. Addressing the barrier of “availability” may stimulate development of transitional housing models, which offers this population an avenue to pursue more permanent affordable housing alternatives.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Medford works to address specific local effects through City Council and the advisory capacity of its Housing and Community Development Commission (HCDC). The following represents potential strategies to ameliorate certain barriers to affordable housing:

- Medford is working on an amendment to its UGB to comply with the 20-year land need established by the Housing and Economic Elements of the Comprehensive Plan. The UGB amendment would increase housing supply by 884 acres and employment supply by 636 acres.

- As part of the UGB amendment, City Council changed the General Land Use Plan Designations to increase the allowable density for residential development on 145 acres of existing UGB land; 69 acres to *Urban High Density Residential* and 76 acres to *Urban Medium Density Residential*.
- Several local non-profit developers consider high system development charges as a barrier to multifamily affordable housing development. A reduction in development fees for low-income housing and/or a delay in payment were mentioned as possible incentives. Although the City acknowledges development costs can be an affordability challenge to developers, the necessity to provide adequate capacity for overall community development is relevant.
- The HCDC is available to help assist with community awareness of housing development activities that may be eligible for funding through the U.S. Department of Housing and Urban Development’s Community Development Block Grant program, which may improve developer awareness of public policy initiatives, partnerships and resources available to assist with development of affordable housing.
- The HCDC may assist with solicitation of affordable housing projects in addition to collaborating efforts to promote viable developer incentives earlier in the planning stage. The HCDC will also continue to support affordable housing projects by providing accurate scoring criteria and ranking results for purposes of competitive state and federal funding opportunities.
- Other issues relating to residential development costs and community-wide awareness to development opportunities and misconceptions can be alleviated through improved community awareness efforts, transparency, education, collaboration and creative funding alternatives.
- House Bill 2564 would permit local government to impose conditions on approved permits that establish sales price for up to 30 percent of residential development or limit purchase to class or group of purchasers in exchange for one or more developer incentives.
- Oregon Housing and Community Services reported 2,830 affordable housing units in Medford are potentially at risk of “expiring use.” Lead agencies including the Housing Authority of Jackson County, the City of Medford, ACCESS and OnTrack will continue to evaluate the potential impact of “expiring use” developments.

**Discussion:**

Several barriers to the development of affordable housing have been addressed herein. The City has taken extensive measures to collect public opinion and remain transparent of the issues affecting affordable housing development within the community. Collaboration among lead agencies is improving, which may stimulate both effective and efficient progress.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City currently provides a variety of services to the residents of Medford, some funded by CDBG allocations, with private, State, and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

### **Actions planned to foster and maintain affordable housing**

The City will consider providing financial assistance for Tax Credit Projects for affordable housing development to expand multi-family rental development projects and homeownership opportunities when those projects are present for review. Additionally, acquisition, soft costs and site development funds will be used for affordable housing development. Consideration for additional funding will be given upon completion of the pre-development phase.

### **Actions planned to reduce lead-based paint hazards**

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Seek funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
- Expand the stock of lead safe housing units through housing initiatives.
- Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness.

### **Actions planned to reduce the number of poverty-level families**

The City will continue its efforts in conjunction with the Continuum of Care to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service

agencies operating in the city.

### **Actions planned to develop institutional structure**

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community development efforts.
- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

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

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Medford/Ashland/Jackson County Continuum of Care meetings, development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. City staff will also continue its participation in other coalitions and study groups as the opportunity arises.

### **Discussion:**

These actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The City is also satisfied with its efforts to coordinate with private housing and social service agencies.

**Program Specific Requirements**

**AP-90 Program Specific Requirements – 91.220(i)(1,2,4)**

**Introduction:**

The following provides details on program specific requirements for the Community Development Block Grant.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(i)(1)**

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

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

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

**Discussion:**

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff works with subrecipients to ensure that these requirements are met and oversees internal operations towards the same goal.

**Appendix - Alternate/Local Data Sources**

<b>1</b>	<b>Data Source Name</b> Building Inspector Survey
	<b>List the name of the organization or individual who originated the data set.</b> City of Medford
	<b>Provide a brief summary of the data set.</b> Review of vacant properties.
	<b>What was the purpose for developing this data set?</b> Completion of table in Market Analysis.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> July, 2015
	<b>Briefly describe the methodology for the data collection.</b> Windshield survey and property records review.
	<b>Describe the total population from which the sample was taken.</b> City of Medford housing units.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Same as city.

## Attachments

### Citizen Participation Plan

#### 1. INTRODUCTION

This Citizen Participation Plan applies to the City of Medford’s *Consolidated Plan for Housing and Community Development*. The Plan is required by the U.S. Department of Housing and Urban Development in order for the City to receive Community Development Block Grant funds and other HUD funding for federal programs.

Opportunities for citizen participation are required by Federal law. This plan is intended to encourage citizens to participate in the development of the Consolidated Plan, to participate in any substantial amendments to the Plan, and to participate in the performance report which is prepared annually. The Plan particularly is intended to encourage citizens of low and moderate income and residents of low and moderate income areas in Medford. The following table summarizes the citizen participation opportunities in the Consolidated Plan process. Public Participation in the Consolidated Plan Process

Process	Plan Preparation	Consolidated Plan Amendment	One Year Action Plan Amendment	Annual Report
1. Information about the amendment process and content	Yes	Yes	Yes	Yes
2. Review and comment period	Yes	Yes	Yes	Yes
3. Public hearing	1	1	1	2
4. Comment period	30 days	30 days	30 days	15 days
5. Summary of comments and response	Yes	Yes	Yes	Yes

## 2. CONSOLIDATED PLAN PREPARATION

(1) Information will be provided to citizens, public agencies, and other interested parties information during the planning process that includes:

- The amount of assistance Medford expects to receive.
- The range of activities that may be undertaken.
- Estimated amount that will benefit persons of low and moderate income.
- Efforts to minimize displacement of persons and assistance if displacement occurs.

Information will be provided by public notices, through a public input meeting, and notification to organizations that have participated in previous Consolidated Plan development planning or have requested information.

(2) The City of Medford shall provide reasonable opportunities for review and comment on the Draft Consolidated Plan as follows:

- Publish a notice of the availability of the Draft Plan for review.
- Offer a summary of the Draft Consolidated Plan electronically upon request.
- Provide hard copies of the Summary to interested parties and individuals upon request.

(3) The City of Medford shall provide at least one public hearing during the development of the Consolidated Plan.

(4) A period of not less than 30 days shall be provided to receive comments from citizens.

(5) The City will consider any comments whether written or submitted orally in public hearings in preparing the final Consolidated Plan and will include a summary of these comments or views and the reasons for adjusting or not adjusting the Consolidated Plan.

## 3. AMENDMENTS TO THE CONSOLIDATED PLAN

(1) The following process is required for substantial amendments to the Consolidated Plan. A substantial change is defined as the addition or deletion of a Strategy or a Goal in the Strategic Plan section of the Consolidated Plan. A change in the objectives of the Strategic Plan section including additions or deletions of the objectives is not considered a substantial change and does not require the amendment process.

(2) Prior to amending the Consolidated Plan, the City of Medford shall provide citizens with 30 days' notice and opportunity to comment on substantial amendment(s). Notice shall be given by a public notice and an electronic mail or letter to persons and organizations which have previously

been involved in the Consolidated Plan process or have requested their name be placed on the Consolidated Plan mailing list.

(3) All comments received in writing or orally at the public hearings will be considered, and if deemed appropriate, the City shall modify the amendment(s). A summary of these, and a summary of any comments not accepted and the reasons therefore shall be attached to the substantial amendment(s) of the Consolidated Plan.

#### 4. AMENDMENTS TO THE ONE YEAR ACTION PLAN

(1) The following process is required for substantial amendments to the One Year Action Plan. A substantial change is defined as: (a) for projects over \$25,000 increasing or decreasing the amount budgeted for a project by 25%, (unless a decrease is due to an under run of the project); (b) for projects under \$25,000 increasing or decreasing the amount budgeted for a project by 50% (unless a decrease is due to an under run of a project); (c) changing the purpose, scope, location, or intended beneficiaries or adding a new project.

A minor change in location is NOT a substantial change, if the purpose, scope and intended beneficiaries remain essentially the same. If capital dollars are used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does not constitute a substantial change.

(2) Prior to amending the One Year Action Plan, the City of Medford shall provide citizens with 30 days' notice and opportunity to comment on substantial amendment(s). Notice shall be given by a public notice and an electronic mail or letter to persons and organizations which have previously been involved in the Consolidated Plan process or have requested their name be placed on the Consolidated Plan mailing list.

(3) All comments received in writing or orally at the public hearings will be considered, and if deemed appropriate, the City shall modify the amendment(s). A summary of these, and a summary of any comments not accepted and the reasons therefore shall be attached to the substantial amendment(s) of the One Year Action Plan.

#### 5. PERFORMANCE REPORTS

(1) The City of Medford will provide citizens with notice and an opportunity to comment on the annual Performance Report. Notice will be provided by a public notice. The review and comment period shall be at least 15 days.

#### 6. MISCELLANEOUS

##### (1) Bilingual Opportunities

Upon reasonable request, or upon identification of a specific need, the City of Medford will provide public notices and summaries of basic information in other languages. Also upon reasonable request, the City will provide translators at workshops and public hearings to facilitate participation of non-English speaking citizens. To arrange this service, contact the City at least 5 days prior to a scheduled meeting or workshop.

## (2) Accessibility

Meetings shall be held in locations that are accessible to people with physical handicaps.

## (3) Access to records

The City will provide reasonable and timely access to information and records related to the Consolidated Plan and the use of assistance under programs covered by the Consolidated Plan. Within 15 business days of a request, the City will provide opportunities for citizens to review information regarding the Consolidated Plan and reply to inquiries for information. Copies of the Plan will be available at the City offices and the public library.

## (4) Technical Assistance

The City will provide technical assistance to group's representatives of low and moderate income persons that request such assistance. Technical assistance may consist of one-on-one assistance, providing technical materials such as HUD guidelines and information, referrals to sources on the Internet, training workshops, or referrals to specialists at HUD or other communities.

## (5) Complaints

Complaints, inquiries, and other grievances concerning the Consolidated Plan, Community Development Block Grant program, or the One Year Action Plan can be made to the HUD Grants Manager at the City of Medford. The City will make every effort to provide a substantive, written response to every written citizen complain within fifteen business days of its receipt.

## (6) Use of the Citizen Participation Plan

The City of Medford will follow the Citizen Participation Plan in carrying out the Consolidated Plan, the One Year Action Plan, and the Community Development Block Grant process.

# Citizen Participation Comments

## FEEDBACK ON MEDFORD'S FIVE-YEAR CONSOLIDATED PLAN AND 2015 ACTION PLAN

Page 64: Any chance you could update Maslow Project's description on this page? Something along the lines of "Wrap-around safety net services for homeless Jackson County youth – ages 0-21 – and their families"

Page 106: Re: Street Outreach services. Does this just refer to those in the City who are funded through CDBG, or is it for any organizations working in the City?

Under "Mobile Clinics" – La Clinica's Mobile Health Center is a great resource in Medford, and it has stops at the Gospel Mission, St. Vincent de Paul's, North Medford High School and Maslow Project.

Under "Other Street Outreach" – Maslow Project is still doing Street Outreach in Medford, it's just not paid for through CDBG funding.

Page 112: Public Service Objective #1 – Shelter/Services: The Goal Outcome Indicator makes this read like this Objective only applies to overnight shelter. We would like to see non-shelter related indicators discussed here too.

Page 113: Public Service Objective #6 – Case Management: We would like to suggest that Case Management isn't a stand-alone category, but rather a tool that is utilized by a variety of service providers – including Maslow Project. It would probably make more sense to include Case Management under the other categories of programs listed in this document (e.g.: Shelter/Services for Homeless Youth, Transitional Programs, After-School Programs, Senior Advocacy, etc).

For Maslow Project, Case Management is an integral part of – and utilizes all of – our wrap-around safety net services. Because of this, we would request that our programs/services be included under Public Service Objective #1 – Shelter/Services, as that's a more accurate representation of what we do and how we impact our target population.

Page 117: Public Service Objective #1: As we discussed in our meeting with you on April 17<sup>th</sup>, this section reads as an entitlement to one specific organization in Medford – and it suggests that all homeless services must be conducted in a shelter environment. As you know, Maslow Project has been effectively and efficiently providing services to homeless youth in a non-shelter environment since our inception – and we provide those services to the full age range (from 0-21) of homeless youth and their families in Medford. We would like to suggest that (a) this be rewritten to encompass a broader range of services to homeless youth and families – including those services offered in a non-shelter environment – and (b) that Maslow Project be included in this category (rather than the Case Management category), as you've done by including both Kids Unlimited and the YMCA under After-School Programs.

Page 119: Public Service Objective #6 – Case Management: Again, we would suggest that Case Management should not exist as a stand-alone objective, but rather that it be folded into the different programs funded through CDBG - as it is part of those programs.

Also – this is a gross oversimplification of the work that Maslow Project does and overlooks the fact that Case Management draws from all the safety-net services our organization provides.

Page 137: Public Service Objective #1: Comments we made on Page 112 also apply here

Page 138: Public Service Objective #6: Comments we made on Page 113 also apply here. In addition, if the preliminary amount of funding recommended for Maslow Project is not modified, we will need to have a conversation about this target.

Page 141: Public Service Objective #1: This language reads as being very specific to the services offered by Hearts With a Mission. As stated in our earlier comments, we believe that Maslow Project's services should be folded into this category and the goal description should be rewritten to apply to the services offered by both organizations – including the age range and the availability of school-based Family Advocacy and Case Management.

Page 142: Public Service Objective #6: The comments and suggestions we made above apply to this section as well.

Page 148: The full title of our program isn't included here. That title is "Wrap-around Case Management for Homeless Youth and Families". Could this be corrected?



*Stabilize ~ Engage ~ Thrive!*

April 17, 2015

To the members of the Medford Housing and Community Development Commission:

On behalf of Maslow Project, I am respectfully requesting that the Medford Housing and Community Development Commission reconsider their scoring of our 2015-16 CDBG application.

In specific, the deduction of eight points for our failure to include totals in the "Ethnicities" and "Residences" columns of the Organization Board Profile sheet seem an especially severe penalty. The penalty for entirely failing to include this sheet would have only resulted in a maximum three-point deduction. This simple error (and we do own this as an error on our part) resulted in our application dropping from first place to seventh place in the grant ranking, resulting in a *significant* reduction in funding, which equates to a \$2,500 penalty for each blank space.

We would understand such a severe penalty for leaving key information or attachments out of our application, but we did include all requested information (as demonstrated by our average pre-deduction score of 96.89). Further, our understanding was that no points were deducted for budget errors in the scoring process, which to us seems, a far more serious and impactful mistake in a grant application. As noted in our scoring, our budget and all other areas of the application were complete.

Those individuals most seriously impacted by this scoring decision are Medford's homeless children, youth and families who we have been serving effectively and efficiently since our organization began. As we mentioned in our presentation to the Commission, the number of homeless youth and families we are serving has increased by roughly 30% for each of the past two years. The severity of the scoring penalty in our application seems disproportionate when compared to the error. And unfortunately, this price will ultimately be paid by those who can least afford it: the youth we are here to serve.

We greatly appreciate our long-standing relationship with the Commission and the City of Medford, and we have done our best to be good and diligent partners. We are requesting that the Commission change the points deducted from our application from eight (8) points to three (3) points – the amount it would have cost us if we had failed to include the Organization Board Profile altogether.

On behalf of Maslow Project and the youth and families we serve, we thank you very much for your consideration of our request.

A handwritten signature in black ink that reads "Mary Ferrell".

Mary Ferrell, Executive Director  
Maslow Project

500 Monroe Street, Medford, OR, 97501  
541-608-6868

# Grantee SF-424 and Certifications

APPLICATION FOR FEDERAL ASSISTANCE		OMB Approved No. 3076-0006		Version 7/03	
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED May 12, 2015		Applicant Identifier	
<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE		State Application Identifier	
<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
5. APPLICANT INFORMATION					
Legal Name: City of Medford			Organizational Unit: Department: Parks & Recreation Department		
Organizational DUNS: 030788517			Division: Community Development Grants		
Address: Street: 701 N. Columbus Ave.			Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Medford			Prefix: Mrs.		
County: Jackson			First Name: Angela		
State: Oregon			Middle Name Renee		
Zip Code 97501			Last Name Durant		
Country: United States of America			Suffix:		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 93-6002207			Phone Number (give area code) 541-774-2408		Fax Number (give area code) 541-774-2590
7. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)			7. TYPE OF APPLICANT: (See back of form for Application Types) C. City of Township Government Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant/Entitlements			9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development (HUD)		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Cities			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: 2015 Program Year Action Plan; year one of the 2015-2019 Consolidated Plan for Housing and Community Development for the City of Medford, Oregon.		
13. PROPOSED PROJECT Start Date: 07/01/2015			14. CONGRESSIONAL DISTRICTS OF: a. Applicant OR-002		
Ending Date: 06/30/2016			b. Project OR-002		
15. ESTIMATED FUNDING:			18. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal X \$ 625,366 <sup>00</sup>			a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant \$ . <sup>00</sup>			b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State \$ . <sup>00</sup>			<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local \$ . <sup>00</sup>			17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
e. Other Carry-forward funds \$ 228,768 <sup>00</sup>			<input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income X \$ 80,000 <sup>00</sup>					
g. TOTAL \$ 934,134 <sup>00</sup>					
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative					
Prefix Mr.		First Name Gary		Middle Name H.	
Last Name Wheeler				Suffix	
b. Title Mayor, City of Medford				c. Telephone Number (give area code) 541-774-2000	
d. Signature of Authorized Representative				e. Date Signed 5/13/2015	
Previous Edition Usable Authorized for Local Reproduction					
Standard Form 424 (Rev. 8-2003) Prescribed by OMB Circular A-102					

## CERTIFICATIONS

*Amended June 29, 2015*

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 Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**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 subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

### **Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing certification.



“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 violation 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 of 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 the subrecipient or subcontractors in covered workplaces).

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, ESG, and HOPWA 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.

### **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 CFR 24 570.2 and CFR 24 part 570)

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

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with 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), (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 percent of the amount is expended for activities that benefit such persons during the designated period;

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 activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

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

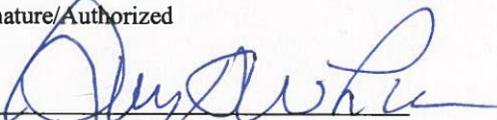
## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### 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.

Signature/Authorized



Gary H. Wheeler, Mayor  
City of Medford

6/29/2015

Official Date