City of
Grants Pass

WHERE THE ROGUE RIVER RUNS
GRANTS PASS
OREGON

MEMO

From: Tom Schauer, Senior Planner
To: File
Re: Consolidated Plan Minor Amendments
Date: April 4, 2016

In March 2016, some errors and data discrepancies were identified in the City's **2015-2019 Consolidated Plan,** Adopted August 5, 2015, with September 30, 2015 Revisions.

The issues related to data in the following sections:

- Needs Assessment Section NA-35: Public Housing
- Market Analysis Section MA-15: Housing Market Analysis – Cost of Housing
- Market Analysis Section MA-20: Housing Market Analysis – Condition of Housing
- Market Analysis Section MA-25: Housing Market Analysis – Public and Assisted Housing

Data was obtained from the Josephine Housing and Community Development Council (JHCDC) to make corrections and update Sections NA-35 and MA-25. Sections MA-15 and MA-20 had internal data discrepancies, which were corrected.

This amendment doesn't affect any program funding, and it is a Minor Amendment as defined in the City's Citizen Participation Plan (CPP), so it will be made administratively, and published in the next action plan and CAPER as specified in the CPP.

> c. Minor Amendments
>
> i. **Definition.** A 'Minor Amendment' to the Consolidated Plan or Action Plan shall occur when total proposed amendment involves less than 10 percent (10%) of program year CDBG funding.
>
> ii. **Procedure.** Minor Amendments may be approved administratively by the City Manager. Minor Amendments do not require public notice or a (30)-day public comment period or City Council approval.
>
> Each such Minor Amendment shall be incorporated into the Consolidated Plan through publishing in the next Action Plan and/or CAPER.

The Consolidated Plan is hereby revised to include Minor Amendments which have been incorporated in the attached 2015-2019 Consolidated Plan, Revised April 4, 2016.

Aaron K. Cubic, City Manager

03 30/16
Date

CITY OF GRANTS PASS

CONSOLIDATED PLAN 2015-2019

and

ANNUAL ACTION PLAN

FOR FY 2015/16

Adopted August 5, 2015

Revisions: September 30, 2015, March 23, 2016

Minor Amendment: April 4, 2016

OMB Control No: 2506-0117 (exp. 07/31/2015)

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Executive Summary

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

1. Introduction

The City of Grants Pass became an Entitlement Grantee in 2013, and will begin receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) Oct. 1, 2015. As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five year plan is known as the Consolidated Plan. The purpose of the Plan is to outline a strategy for the City to follow in using CDBG funding to achieve the goal of the CDBG program, "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."

The Plan serves the following specific functions:

- A planning document that identifies the City's housing and community development needs, priorities, goals and strategies to address these needs; A strategy for how funds will be allocated to eligible housing and community development activities to address the City's housing and community development needs; and A management tool for assessing performance and tracking results.

This first Consolidated Plan for fiscal years 2015 through 2019 (the Plan or Consolidated Plan) was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

The City will receive approximately $275,000 in CDBG funds annually to assist Grants Pass with eligible programs to meet community development and housing needs. Over the term of the five-year plan, approximately $1,375,000 is expected to be available, with up to 20% of that for planning activities and administration of the program. Each year, the City will prepare an Annual Action Plan that outlines the specific program activities to be carried out in meeting the Consolidated Plan strategies. The City will focus on partnerships and collaborations to foster successful projects and leverage funds in order to address needs for low-income and homeless housing, services for special needs and low-income persons, and community and economic development needs.

The Consolidated Plan includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs. The Plan provides a framework for action to meet the needs of residents of the City, with emphasis on assisting its populations with greatest need. The Needs Assessment section of the Plan captures housing and community needs identified throughout the public participation efforts and research. The Plan also provides the basis for allocating HUD funds under the CDBG Program.

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

The Consolidated Plan outlines goals and strategies that will be pursued over the next five years with CDBG funds. All CDBG funded projects except for program administration and planning activities, must meet one of three HUD defined National Objectives:

1. Benefit to low- and moderate- income (LMI) persons: Requires recipients to spend at least 70% of their CDBG funds to meet LMI national objective.
2. Aid in the prevention or elimination of slums or blight
3. Meet urgent needs to alleviate emergency conditions.

Local Goals and Objectives

The Consolidated Plan for FY 2015-2019 identified the following goals and strategies that the City of Grants Pass will address through CDBG programs. The goals were developed through the Needs Assessment, data analysis and consultations with area agencies and citizen input. CDBG funds will be allocated to address these goals in the 2015-2016 Annual Action Plan.

Goal 1: Support Affordable Housing

Objectives and Strategies: The Strategic Plan proposes to allocate funding to determine regulatory and other barriers to affordable housing.

Goal 2: Support fair housing

Objectives and Strategies: The City will conduct an analysis of impediments to fair housing choice in Grants Pass and develop a plan to address any impediments. The City may contract with a qualified agency to provide training and counseling for Grants Pass property owners, residents and developers.

Goal 3: Provide assistance with housing needs

Objectives and Strategies: CDBG funds will support activities to improve housing conditions for very low, low-, and moderate-income homeowners by conducting energy efficiency improvement activities.

Goal 4: Increase economic opportunities

Objectives and Strategies: CDBG funds will support programs to increase the economic opportunities of LMI persons through creation of jobs, education and job training and microenterprise assistance.

Goal 5: Provide Emergency Housing Assistance

Objectives and Strategies: LMI households will be eligible to receive short-term emergency rental payment assistance helping to reduce the amount of households who are at risk of becoming homeless.

Goal 6: Increase economic opportunities through a partnership with the Boys and Girls Club

Objectives and Strategies: The City will partner with the local Boys and Girls Club to provide job training and education services to LMI teens.

3. Evaluation of past performance

Not Applicable. Grants Pass is a new Entitlement Grantee and this is the City's first Consolidated Plan and Annual Action Plan.

4. Summary of citizen participation process and consultation process

As a new Grantee, the City developed a Citizen Participation Plan in order to comply with the Sections 91.100, 91.105, and 91.505 of HUD's Consolidated Plan regulations.

Various agencies, service providers, and residents were contacted and consulted with the purpose of collecting and evaluating data and providing input on community needs. Two open houses were hosted, and the Urban Area Planning Commission provided an additional forum for public input. Finally, the Grants Pass City Council held a public hearing on June 17, 2016 to solicit public input on community development and housing needs.

City staff consulted with other service providers and residents regarding housing and economic needs for seniors and the disabled, homeless persons, and low- and moderate-income agencies in developing the Consolidated Plan. Overall, 37 local agencies and organizations were consulted with as part of Consolidated Plan development.

Consistent with the Citizen Participation Plan, the City also held public hearings and provided a 30-day public comment period to obtain comments on the proposed Consolidated Plan and 1-Year Action Plan.

Survey, Public Meetings

The City also solicited comments from community partners and service providers through a brief survey. The results were used to help identify and prioritize needs.

5. Summary of public comments

Comments received during the Needs Assessment phase as follows:

8 comments provided by Stakeholders at initial public meetings.

A wide range of comments and needs were received during the public involvement process. Topics indicated the need for:

- Sidewalk infill ADA accessibility—sidewalks, housing, public restrooms, downtown businesses Sobering Center Education, training and job preparation, Low-income and downtown development, housing assistance, Teen outreach and drop-in center, Rental and homeowner housing rehab programs (i.e. weatherization and energy efficiency), Transient services, Utility assistance, Boys and Girls Club expansion, Mental and behavioral health services, Emergency shelter for domestic abuse victims, Transitional housing
- 2 written comments were submitted via e-mail

Comments received on the Draft Plan through the public comment period and at the Planning Commission Hearing

- 2 public comments were provided at the Planning Commission public hearing, and comments were provided by Planning Commissioners at that hearing. No written comments were received. (See minutes)

Comments received on Final Draft Plan after the public comment period and during the City Council Hearing for adoption of the Plan

- 2 public comments were provided at the City Council public hearing. Neither required any substantive amendments to the Plan.

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

All comments and views were accepted.

7. Summary

The Consolidated Plan reflects coordinated planning and citizen participation to identify the City's top priority needs and eligible projects that can be supported with CDBG funding. The data in the plan will provide community organizations, citizens, developers and policy makers with the context of community development needs for low-income and special needs residents in Grants Pass. The Plan also provides the HUD framework in which the City's CDBG program must be structured.

The goals in the Strategic Plan work to expand housing and economic opportunities for all residents within the City. The Plan outlines a variety of programs the City of Grants Pass will pursue during the five-year period beginning October 1, 2015, to address identified community needs.

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		Parks & Community Development/City of Grants Pass

Table 1 – Responsible Agencies

Narrative

City staff will be responsible for administering Grants Pass' CDBG programs and ensuring compliance with HUD regulations.

The City Council has the responsibility of approving the Consolidated Plan and for administration of the programs covered by the Consolidated Plan. Only the City Manager, after approval by the City Council has the authority to authorize grant awards and execute HUD-required documents and agreements.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Grants Pass coordinated the preparation and completion of the Consolidated Plan (Plan). In compliance with Consolidated Plan statutes, the City consulted with representatives of federal, state and local government entities, quasi-governmental agencies, and private non-profit and for-profit organizations on areas of housing, community development and economic needs and Plan priorities. The Plan was developed in consultation with area agencies and service providers, community leaders, the public, and recipients of community development services. The list of agencies and organizations consulted is listed in Table 2. The City consulted with other City departments to identify public facility and community development needs. During the 30-day public comment period, the Consolidated Plan was advertised as available and posted on the City's website and was available for review at Grants Pass City Hall and the public library.

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

Grants Pass is located in Josephine County in Southern Oregon. Several organizations serve the region and coordinate Continuum of Care needs regionally. Grants Pass elected officials and residents serve on boards of directors of these organizations helping foster coordination between providers and needs within the Grants Pass area. During the consultation process, meetings were convened to facilitate coordination among agencies and needs assessment activities. Individual agencies were also consulted during preparation of the Consolidated Plan.

Josephine Housing and Community Development Council (JHCDC) Authority distributes choice vouchers for the HUD Section 8 housing activities in Grants Pass and currently distributes 730 NCVs in Josephine County, 696 of which are tenant-based HCVs. Under the HUD tenant-based voucher program, eligible families find their own rental units in the existing housing market. Families pay a portion of the rent and utilities, generally equal to 40% of their adjusted monthly income. The Housing Authority pays the landlord the balance of the rents on behalf of the families. The special purpose vouchers include 1 for Veterans Affairs Supportive Housing and 33 for disabled individuals. Grants Pass has no public housing units. Some units are owned and controlled by Jackson Housing Authority, but those units are not classified as public housing per 24 CFR 5.100.

Oregon's Ending Homelessness Advisory Council (EHAC) was created in 2008 through Executive Order and is charged with developing goals and strategies centered on preventing and ending homelessness for Oregon's most vulnerable citizens.

Rogue Valley Council of Governments (RVCOG) is a voluntary association of 22 local jurisdictions, special districts, and education institutions in southwestern Oregon's Jackson and Josephine Counties.

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RVCOG helps communities collaborate to solve problems and connect member governments, businesses and individuals with a wide array of resources.

Options for Southern Oregon, Inc. is an Oregon Non-profit, 501(c)(3) corporation in Grants Pass since 1981 and serves as the primary agency providing mental health services to Josephine County. They provide additional services, such as Integrated Primary Medical Care Hillside Medical for all members of the community.

United Community Action Network (UCAN) is part of the 1,100 community action non-profit and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. UCAN of Grants Pass serves both Douglas and Josephine counties with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization.

The City brought together representatives of Grants Pass non-profit housing providers, homeless advocates, Continuum of Care agencies, local government, the schools, senior council, disability advocates, and residents. The Stakeholder meetings provided an opportunity for enhancing the existing coordination and delivery structure of the area's housing, homeless and social service providers.

The Stakeholders were instrumental in assessing and describing the coordination among the many agencies. A list of agencies consulted in the development of this Plan are outlined in Table 2 included low-income housing providers, special needs populations and related social services organizations that serve needs of Grants Pass residents. Additional direct consultation by staff provided an opportunity for staff to clarify and expand on the City's understanding of community needs and funding priorities.

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

The Stakeholders contacted included a representative from United Community Action Network (UCAN), Grants Pass Continuum of Care lead agency and the area's community action agency. Representatives from other organizations providing services, shelter or advocacy for the homeless were part of the Stakeholders contacted.

UCAN is part of the 1,100 community action non-profit and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. UCAN of Grants Pass serves both Douglas and Josephine counties with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization.

Based on the Continuum of Care's strategic plan, the focus is on the needs of homeless families with dependent children who require housing and school stability. Josephine County chronically homeless families with children increased from 916 in 2014 to 1285 in 2015.

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 Grants Pass. Through the new entitlement community status and with the new Consolidated Plan, there will be a formal coordination and consultation process for the Continuum of Care to coordinate with the City.

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	**Agency/Group/Organization**	UCAN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	UCAN is part of the 1,100 community action non-profit and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. UCAN of Grants Pass serves both Douglas and Josephine counties with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization programs.
2	**Agency/Group/Organization**	JOSEPHINE COUNTY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Josephine County Public Health Department ensures compliance with public health laws, rules, and local ordinances. The provide prevention services such as cancer screening for breast and cervical, a communicable and preventable disease program, public health preparedness (bioterrorism), family planning services, HIV prevention programs, parent and child health programs, perinatal program, a sexually transmitted disease clinic, vital records, women, infant and children nutritional programs, and women health care.
3	**Agency/Group/Organization**	City of Grants Pass
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments were consulted to gain insights into employment and economic development needs, infrastructure and public facility needs, parks and recreation needs, housing and affordability needs, lead paint issues and practices, and the impacts of land use planning and policies on housing affordability. This consultation and coordination will be ongoing.
4	**Agency/Group/Organization**	HOUSING AUTHORITY OF JACKSON COUNTY
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Grants Pass has no public housing units. Some of the units are owned and controlled by the PHA, but those units are not classified as public housing per 24 CFR 5.100. The information provided by the agency is captured in the Consolidated Plan. Coordination and consultation will continue and improve as the Consolidate Plan is implemented.
5	**Agency/Group/Organization**	Josephine Housing and Community Development Council
	Agency/Group/Organization Type	Housing Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	JHCDC is the local housing authority in Josephine County. The agency provides rental assistance to low income families in the county through the HUD Section 8 Housing Choice Voucher (HCV) program. The federally funded program provides rent subsidies that enable income-qualified participant's to lease privately owned rental housing. The Housing council also owns a 48 unit tax credit project with has two, three and four bedroom units. The immediate needs are rental assistance, rental housing, housing for persons with disabilities, energy efficient improvements, accessibility improvements, emergency shelters and homeless services. The priority needs are weatherization for either rental units or owner occupied units, rehab for owner occupied units, financial help for potential renters, new construction assistance and a sobering center. Consultation and coordination is ongoing.
6	**Agency/Group/Organization**	Gospel Rescue Mission
	Agency/Group/Organization Type	Services-homeless Faith based Organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The GPM operates two emergency homeless shelters in Grants Pass. They work with over 40 local churches to provide clothing, spiritual counseling, education, food, healthcare and shelter. They work closely with community businesses and other local service agencies. The City is currently working with the GPM to establish a sobering center for a safe and secure detox facility and provide those individuals with the appropriate care services. The GPM operates the Fisko Family Center which shelters and sleeps up to 60 homeless women and children, cooks over 350 free meals every day, provides clean clothing and shoes, daily free showers for street people, 5,000 square feet of raised beds for vegetables, free dental care. The City will continue to coordinate with the GPM throughout the Consolidated Plan process.
7	**Agency/Group/Organization**	Women's Crisis Support Team
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WCST is the primary provider of domestic violence shelter and services in the area. Consultation with WCST was used to inform both the housing needs and assessment and homelessness strategy sections of the Consolidated Plan. WCST operates the Talsunne Safe House which is an emergency shelter for up to 12 women and their children. The City expects to consult and coordinate with WCST with programs that help address the housing and service needs of survivors of domestic violence. This coordination will improve over the Plan period.

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8	**Agency/Group/Organization**	Rogue Valley Council of Governments
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RVCOG staff and published materials were consulted for purposes of elderly and special needs for seniors service needs assessments, housing needs, and economic development plans and needs. The Agency includes both an Office of Senior & Disability Services and a Planning Department, both of which are responsible for the development of plans and implementation of programs in the area. The City's Consolidate Plan will offer opportunities to expand programming provided by RVCOG and collaborate on economic development. This consultation is ongoing.
9	**Agency/Group/Organization**	Community Living Case Management
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CLCM provides services for individuals and their families who are eligible for services under the Developmental Disabilities criteria. Services are provided not only for Josephine County, but also Douglas, Curry and Coos under the provision of Community Developmental Disabilities Programs (CDDP) and are contracted through CLCM via the State of Oregon. The services include intake and eligibility determination, general case management/service coordination, protective services for adults, contractual services for community base programs such as residential supports and employment or alternatives to employment, foster care recruitment and licensing and placements for adults and children, high school transition services and crisis services. Staff will continue consultation throughout the Consolidated Plan process.
10	**Agency/Group/Organization**	OPTIONS for Southern Oregon
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Non-Profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Options serve as the Community Mental Health Program and provide additional services such as the Integrated Primary Medical Care Program for all members of the community. They address issues related to housing, advocacy, community integration, crisis intervention, therapy, co-occurring issues, education, work and economic issues. They foster development of mental and emotional health in children, adults and families. Staff will continue consultation throughout the Consolidated Plan process.
11	**Agency/Group/Organization**	Homebuilders' Association of Josephine County
	Agency/Group/Organization Type	Housing Private Sector

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HBAofJoCo is affiliated with the National Association of Home Builders and serves the local membership and community by providing affordable and innovative residential and commercial construction for the area.
12	**Agency/Group/Organization**	Grants Pass Association of Realtors
	Agency/Group/Organization Type	Housing Private Sector
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The GPAR provides realtor information for its members regarding laws and rules, Fair Housing and Ethics, as well as other education on matters affecting real property rights and sellers and buyers representation.
13	**Agency/Group/Organization**	Josephine Community Transit
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Special Needs Facilities and Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The JCT provides fixed route and paratransit services within Josephine County. The Dial-a-Ride program offers transportation services to people with a disability that may prevent them from using the JCT's fixed route service and seniors over the age of 62. It is provided door-to-door.
14	**Agency/Group/Organization**	Middle Rogue Metropolitan Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization Transportation

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MRMPO is staffed by the RVCOG. The MRMPO focus is on the development and maintenance of the Middle Rogue/Regional Transportation Plan (MRRTP) through a continuing, comprehensive and cooperative planning process. Concerns related to ADA ramps, missing sidewalk segments serving schools, bus routes and parks. Staff will continue consultation throughout the Consolidated Plan process.
15	**Agency/Group/Organization**	The Job Council
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Job Council provides resources to businesses, youth and adults throughout the area. The Job Council is a local partner with the Rogue Community College and the Oregon Employment Department in operating the Job Opportunity and Basic Skills (JOBS) program for Oregon's Adult and Family Services. This program is Oregon's Welfare to Work Program. Child Care Resource Network became one of the first Resource and Referral Programs funded by the state of Oregon to support child care providers and parents in pursuit of quality, stable child care for the workforce.
16	**Agency/Group/Organization**	Small Business Development Center
	Agency/Group/Organization Type	Services-Education Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City has provided CDBG grant funds to the SBDC in past years. The SBDC provides insight and one-on-one advising services to prospective and existing business. Consultation will be ongoing to collaborate on ways to expand economic opportunities for Grants Pass low-middle income residents. The Executive Director mentioned scholarship funding to support the needs of low to moderate income entrepreneurs and business owners/managers that require subsidized access to essential business management skills training. His concerns for the community are economic development, water and sewer systems, mental health care and services, senior care and services and street and alley improvements. Consultation will be ongoing throughout the Consolidated Plan process.
17	**Agency/Group/Organization**	Josephine County Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders Private Sector
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chamber provides a business environment that is both competitive and supportive and helps improve the overall health of the community.
18	**Agency/Group/Organization**	Southern Oregon Regional Economic Development (SOREDI)
	Agency/Group/Organization Type	Business and Civic Leaders Non-profit
	What section of the Plan was addressed by Consultation?	Economic Development

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SOREDI is a non-profit organization dedicated to increasing the long-term prosperity of Josephine and Jackson counties. They provide services to businesses with access to business counselors, industrial and commercial property agents, builders, and city or county planning staffs, a broad array of referral services, a business network of member organizations, coordination among regional agencies and institutions who provide training, employment, financial planning and technical services, and help with site selection, permit applications, and administrative follow-through for business expansion and projects. The Executive Director identified areas of concern relating to public safety, low income housing needs, long term water and sewer needs, small business development and sustained success and workforce skills development for low income residents. A suggestion to complement their small business loans program would be a micro business loan program offering small loans from $2500 to $10,000 to very small businesses or early stage for start-up businesses with a completed SBDC reviewed business plan. Consultation will be ongoing throughout the Consolidated Plan process.
19	**Agency/Group/Organization**	Towne Center Association
	Agency/Group/Organization Type	Business and Civic Leaders Private Sector
	What section of the Plan was addressed by Consultation?	Economic Development

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The association promotes safety, commercial, civic, economic and general interest for the City of Grants Pass. They work with the public safety department to improve security and safety for the city, support city's business and recruit new businesses to the area, and enhance the physical and social character of the city through design. Suggestions were to work with the Builders Association for rehab of buildings in the downtown area, provide weatherization for buildings to lower utility rates, providing a shelter for homeless away from the downtown area, and possibly provide training programs for skills that could be utilized back into the community. Coordination will continue throughout the Consolidated Plan process.
20	**Agency/Group/Organization**	ADAPT
	Agency/Group/Organization Type	Services-Persons with Disabilities Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ADAPT/Grants Pass is a treatment center that primarily focuses on substance abuse services by offering mental health services, residential and outpatient treatment services for teens and adults. The programs focus on a particular demographic such as mental and substance abuse disorders, pregnant/postpartum women, adolescents, women and DUI/DWI offenders.
21	**Agency/Group/Organization**	ONTRACK, INC
	Agency/Group/Organization Type	Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On-Track is a treatment center whose primary focus is substance abuse. They offer outpatient services, residential short-term treatment and Residential Long-term treatment.
22	**Agency/Group/Organization**	Choices Counseling Center
	Agency/Group/Organization Type	Private

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	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Choices Counseling Center provides outpatient chemical dependency treatment offering special and group programs to men, women, adolescents, and seniors or older adults. They also have programs for people with co-occurring mental and substance abuse disorders, and DUI/DWI offenders. They are involved within the community providing outreach to the homeless and those struggling with methamphetamine addiction.
23	**Agency/Group/Organization**	Dual Solutions Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Dual Solutions Continuum of Care is a drug or alcohol rehabilitation center with a primary focus on mental health and substance abuse treatment. The center provides outpatient care and special groups and programs for persons with co-occurring mental and substance abuse disorders.
24	**Agency/Group/Organization**	City of Ashland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Process, Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ashland is an experienced CDBG grantee. Staff consulted with Ashland regarding process, projects, and managing goals and activities.
25	**Agency/Group/Organization**	Oregon Department of Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Other government - State

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DHS provided information on child abuse, domestic violence and foster home placements for the Consolidated Plan. Staff will consult with DHS for statistics and continuum of care coordination and service delivery throughout the Plan.
26	**Agency/Group/Organization**	Oregon Health Authority (OHA)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Information and plans relative to health-related services for children, the elderly, people with HIV/AIDS and people with disabilities. The City will continue to use this resource throughout the Consolidated Plan process.
27	**Agency/Group/Organization**	Fair Housing Council of Oregon
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City will work with the Fair Housing Council of Oregon each year to carry out fair housing training activities for area landlords and tenants, and consults on the types and frequency of fair housing-related calls they receive from Grants Pass residents. The information provided and consultation with the FHCO will continue to provide direction for future fair housing training, outreach and testing efforts.
28	**Agency/Group/Organization**	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Much of the data presented throughout the Consolidated Plan was provided to the City through HUD's eCon Planning Suite, the electronic template that forms the basis for Plan development. The data includes both American Community Survey (ACS) information drawn directly from the US Census Bureau and ACS data that HUD Portland field office to evaluate project, plans and annual reports to ensure compliance with the regulations of the CDBG programs.
29	**Agency/Group/Organization**	Society of Saint Vincent de Paul
	Agency/Group/Organization Type	Catholic Lay Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	St Vincent de Paul is a Catholic lay organization providing assistance when funding is available for utility bills, rent, laundry, clothing, emergency food, bus transportation, home visits, counseling and referrals.
30	**Agency/Group/Organization**	City of Grants Pass Crime Prevention/Neighborhood Watch Groups
	Agency/Group/Organization Type	Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City's crime prevention Division analyses local crime by types and areas in the city. The division organizes and encourages development of neighborhood watch groups, provides programs, classes displays, and written informational materials regarding business and residential burglary prevention, child safety, identity theft, personal safety and awareness, domestic violence prevention, fraud prevention workplace violence prevention and sexual predator awareness. Consultation and coordination will be ongoing.
31	**Agency/Group/Organization**	Southern Oregon Adolescent Study and Treatment Center/KAIROS
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SOASTC provides mental health services to youth and young adults. KAIROS provides numerous programs to meet immediate, short-term, crisis-initiated needs, as well as loner-term options to address a youth's or young adult's mental health concerns. KAIROS provides programs addressing psychiatric residential treatment for youths 11-17, treatment foster care in the Rogue Valley for youths 4-17, school community team advocacy and mentoring for K-12 students in Three Rivers and Rogue River school districts, independent living program for youths over 16 in Josephine and Jackson counties, intensive community based treatment services for youths 4-17, Three Bridges psychiatric residential treatment for young adults 17-24, and Momentum Residential treatment home for young adults 17-14. Consultation and coordination will be on-going.

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33	**Agency/Group/Organization**	Josephine County Juvenile Justice Department
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The county provides court and field services for juveniles. They work directly with the juvenile court system to file petitions, perform investigations, evaluate risks and needs, present courtroom cases, provide probation supervisions, counseling, community protection and accountability. Referrals for custody services are sent to Jackson County and they provide referrals to local substance abuse agencies, mental health agencies and CASA.
34	**Agency/Group/Organization**	Coalition for Kids
	Agency/Group/Organization Type	Services-Children Private Sector
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Coalition for Kids enables collaborative partnerships creating positive learning environments for families and children. They created and operate a Family Resource Center which is a home to five non-profit agencies to provide easier access to a variety of services for children and families and reduced rent for the nonprofits offering those services. They provide quality early childhood education for children ages 6 months to 5 years of age through a certified child care center with an emphasis on having children ready to learn when they enter kindergarten. They provide support working with community organizations and government agencies to achieve common goals addressing issues such as early childhood development, homeless youth, workforce readiness and youth mentoring.

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35	**Agency/Group/Organization**	Boys and Girls Clubs of the Rogue Valley
	Agency/Group/Organization Type	Services-Children Services-Education Non-Profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Clubs of the Rogue Valley provide year-round positive, fun and safe places and programs for all children. The clubs provide facility-based programs for children and teens six to eighteen years of age offering a variety of activities in the core areas for the arts, education and career, development, sports, fitness and recreation, character and leadership development and health and life skills. The alternative learning center in Grants Pass provides an alternative school for District 7 middle school students who need a change from their regular campus setting. Consultation and coordination will be ongoing.
36	**Agency/Group/Organization**	Josephine County Commission on Children and Families
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Commission plans, advocates, and stimulates the community to act on behalf of children, youth and families, promoting their health, safety, and well-being. They manage state and federal grant funds obtained through the State Commission on Children and Families Act.
37	**Agency/Group/Organization**	Handicap Awareness and Support League
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Non-Profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HASL advocates for people with disabilities and senior citizens in Josephine and Jackson counties. HASL promotes a philosophy of self-respect and self-determination through equal access and equal opportunity to maximize the quality of life for people with disabilities and seniors. They provide peer mentoring, advocacy, information and referrals, and independent living skills and training. HASL works with other service providers in the area to meet the needs of the citizens. Concerns were accessibility for people with disabilities, housing needs, curb cuts and ramps for people with disabilities. Consultation and coordination will be ongoing.

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

Other agencies involved with the outreach included the Josephine County library, the Josephine County Public Health, the local school districts, District #7 and Three Rivers, and the Josephine County Commissioners. No response was received from them, but the City will continue outreach to them during the Consolidated Plan process.

Due to limited time and the enormous task of completing the City's first Consolidated Plan, the City was unable to meet directly with all of the area's numerous service providers. City staff convened several stakeholder meetings, emailed a survey to stakeholders, published newspaper advertisements, and placed information on the City's webpage to
gather information about the needs and services available in the community. Those not consulted directly included religious organizations that operate food
pantries and community meals and health providers. In addition, some agencies did not respond to requests for consultations.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	UCAN	The Strategic Plan Goals support the goals of UCAN to provide those necessary services for the low- to moderate income people in the community.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Grants Pass Strategic Plan FY 2015-2020	City of Grants Pass	The Strategic Plan Goals support the plan goals.
City 2010 Parks and Recreation Master Plan	City of Grants Pass, Parks and Recreation	The Strategic Plan Goals support the plan goals.
Senior & Disability Services-Area Agency on Aging	Rogue Valley Council of Governments	The Strategic Plan Goals support the plan goals.
Josephine Housing & Community Development Council	Josephine Housing & Community Development Council	The Strategic Plan Goals support the plan goals.
Grants Pass Comprehensive Plan	City of Grants Pass	The Strategic Plan Goals support the plan goals. The Comprehensive Plan was recently updated in December 2014 with changes focusing on reducing barriers for affordable housing in the city.
Southern Oregon Regional Economic Development Inc	SOREDI	The Strategic Plan Goals align with the strategy of advancing economic opportunities within the region and partnering to improve workforce training and education.

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))

The City consulted with other public entities, RVCOG, Josephine Housing and Community Development Council, Josephine County Public Health, Small Business Development Center and SOREDI.

City staff conducted internal consultations and coordination with different departments in preparation of the plan, including public works, economic development, police and parks and recreation departments to identify community development needs raised in the Consolidated Plan.

The City will continue to work with these agencies and other public entities including other counties and the State throughout the implementation of this first Consolidated Plan. The City will participate in regional planning activities related to housing, transportation and economic development.

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

As a new Grantee, the City developed a new Citizen Participation Plan (CPP) replacing and updating the existing CPP to better meet the current HUD Consolidated Plan regulations as outlined in Sections 91.100, 91.105 and 91.505.

A list of stakeholders was assembled with the purpose of assessing community needs. The stakeholders included representatives from community wide agencies and service providers. The stakeholders met two times, March 25, 2015 and May 14, 2015 to evaluate the needs of the community and offer suggestions for goal activities. A survey also was distributed electronically to the stakeholders. The meetings were open to the public. The notices of the meetings and agendas were posted on the City's web site and bulletin board. A legal notice of the March 25th meeting was noticed in the local newspaper, The Daily Courier, on March 20, 2015.

The Urban Area Planning Commission conducted public hearings on May 27, 2015 and July 8, 2015 to gather information and input from the public. The notice was posted to the City's web site and bulletin board. The notice, agenda and meeting minutes were posted to the City's web site. Notice was placed in the local newspaper the Daily Courier.

The City Council conducted public hearings on June 17, 2015 and August 5, 2015. The notices were published in the Daily Courier on June 9 and July 29, 2015. The notices were posted to the City's web site and bulletin board. The notices, agendas and hearing minutes were posted to the City's web site. Notices were placed in the local newspaper the Daily Courier.

Announcement of the CDBG Consolidated Plan process was placed in the June 2015 City's newsletter. Information was placed on a local television station Channel 12's KDRV community calendar.

A draft of the Consolidated Plan was available online June 24, 2015.

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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	43 letters were mailed to potential stakeholders. Both stakeholders meetings were public meetings. Ten people attended the first meeting and six attended the second meeting.	Concerns included: ADA ramps, missing sidewalks throughout the city, ramps for seniors and persons with disabilities, a sobering center, education and training for job preparation, housing assistance, teen outreach center, homeless teens, rental rehab, weatherization, services for transients, homeowner rehab, utility costs-assistance-energy efficiency-partnership with utility providers, UCAN weather assistance, ADA accessibility in the parks, micro business job training, loans for developers for low income housing, Boys & Girls Club support for programs	All comments accepted	

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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	Survey	Stakeholders	50 agency and provider surveys were sent	Survey requested input on the Needs Assessment and Market Analysis	All comments accepted	
3	Media Releases	Non-targeted/broad community	Information of public meetings placed on community chalkboard and webpage for local television station Channel 12 KDRV	No responses received		

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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)
4	Public Hearing	Public	Two in attendance spoke about the CDBG program	The Urban Area Planning Commission held a public hearing on May 27, 2015. Concerns of the commission included having enough funding to be able to build those necessary projects and distributing the funds throughout the community adequately and low income housing needs	All comments accepted	
5	City Newsletter	Non-targeted/broad community	Information of the CDBG grant appeared in the June 2015 newsletter. Article intended to inform and seek input from city residents	No responses received		

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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)
6	Internet Outreach	Non-targeted/broad community	Information on the CDBG program and public meetings and hearings posted to the City's web page	No responses received		
7	Public Hearing	Public	The City Council held a public hearing on June 17, 2015 to hear testimony regarding the CDBG program. The council discussed the allotted percentages and how the funds will be distributed. They discussed how the projects would be decided, if the allotted percentages could be adjusted through the program year, and if the projects could be merged with other existing programs.	No comments from the public		

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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)
8	Public Hearing	Public	The Urban Area Planning Commission held a public hearing on July 8, 2015 to gather more information and input from the public	2 people in attendance commented on the Plan and supported the Plan. One comment was supportive of the Boys and Girls Club support and the other comment was supportive of the addiction support and affordable housing for low income people.	All comments accepted.	
9	Public Comment Period	Non-targeted/broad community	No responses	No comments	No comments	

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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)
10	Public Hearing	Non-targeted/broad community	The City Council held a public hearing on August 5, 2015 to take final action to approve the Consolidated Plan and Action Plan. The City adopted the Consolidated Plan and Action Plan	2 people in attendance commented on the Plan, one in support of the Plan and one suggesting the Plan should only be a yearlong and not the five year Plan.	All comments accepted.	

Table 4 – Citizen Participation Outreach

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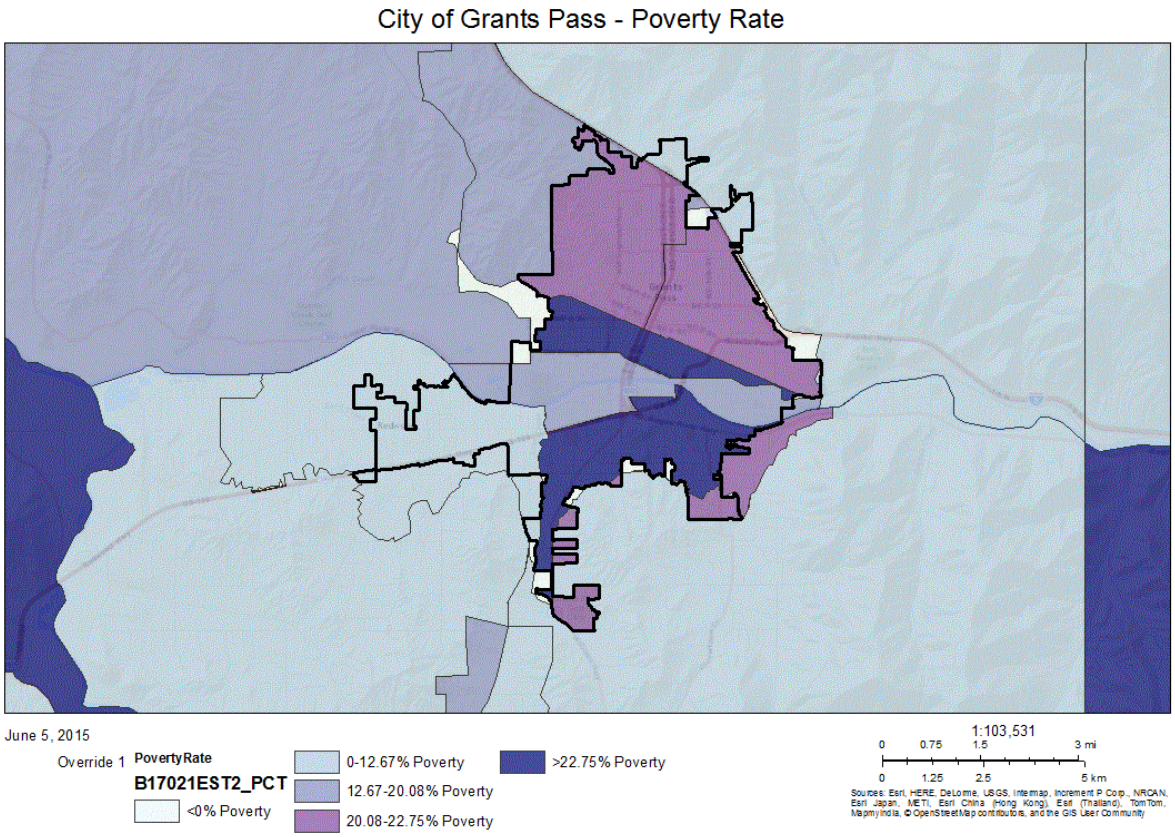
Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment of the Consolidated Plan provides a profile of the City's demographics, affordable housing and homeless needs, special needs populations, and the community's needs relating to economic development, community development, and public services. HUD Comprehensive Housing Affordability Strategy (CHAS), American Community Survey (ACS), and Census data were used to help in assessing the City's needs over the next five years. The needs assessment provides the foundation for determining the City's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG funding.

The City evaluated numerous annual reports and plans from agencies in the region to supplement data provided by the ACS and the Census and to assess gaps in programs and services that are eligible for CDBG funding. Staff consulted with area agencies and potential partners on needs and feasibility. Public forums provided input on the need for eligible CDBG activities, and community stakeholders, consisting of providers and service agencies, were asked to provide key input on Housing, Homelessness, Economic Development, Public Facilities, and Public Services needs.



City of Grants Pass - Poverty Rate

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

Summary of Housing Needs

The Housing Needs Assessment includes tables that identify the number and types of households that experience one or more of the HUD identified housing problems:

- *Housing cost burden* - more than 30% of income is spent on housing related costs;
- *Severe housing cost burden* - more than 50% of income is spent on housing related costs; for renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payments taxes, insurance, and utilities;
- *Substandard housing* - includes housing units lacking either a complete kitchen (sink with piped water, a range or stove, or a refrigerator) or plumbing facilities (hot and cold piped water, flush toilet, and a bathtub or shower);
- *Overcrowding* - households have 1.01 to 1.5 people per room;
- *Severe overcrowding* - households have more than 1.5 people per room; and
- *Zero/negative income* - occurs when individuals or households have no income or negative income. If these households have housing costs, they would be calculated at 100%

The population of Grants Pass increased by 51% (nearly 12,000 people) between 2000 and 2013 (2000 U.S. Census, 2009-2013 ACS 5-Year Estimates). The number of households in Grants Pass increased by 52% over the same period. Median household income increased by 14% over the same time period, from $29,197 to $33,165. However, the median household income actually *decreased* 4.5% from $34,652 in 2010, according to the 2009-2013 ACS 5-Year Estimate.

The 2007-2011 CHAS data indicates 47% (6,680) of the households in Grants Pass has incomes below 80% of the HUD adjusted median family income (HAMFI) and are considered low or moderate-income (LMI) households. Of the LMI households, 58% (3,890) are considered very low-income households (earning less than 50% of the HAMFI). Almost half (2,799) of the LMI households in Grants Pass has at least one person 62 years of age or older and 18% has at least one child 6 and younger.

Grants Pass has 1,565 households earning less than 80% of the area median income that experienced a housing cost burden greater than 30% in the 2007-2011 CHAS data. 2,690 households earning less than 80% of the area median income experienced a severe housing cost burden greater than 50%. Approximately 35% of those experiencing severe housing cost burdens were extremely-low income households earning 30% or less of the HAMFI. The majority (2,955 or 69%) of cost-burdened households are renters.

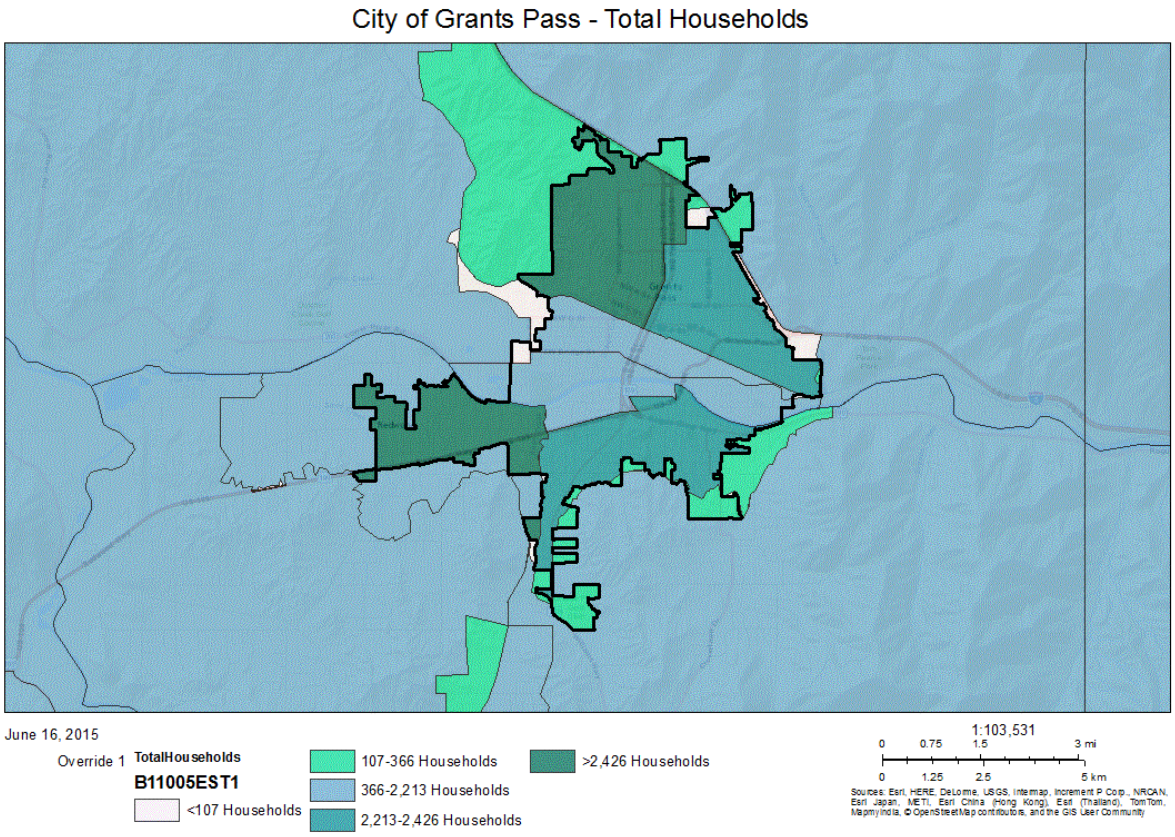
Approximately half of the housing stock in Grants Pass was constructed prior to 1980 (2007-2011 ACS and 2007-2011 CHAS; see Tables 33 and 34). The 2007-2011 CHAS data reported 710 rental units were lacking either complete plumbing or kitchen facilities.

Overcrowding was experienced by 125 Grants Pass households, with 75 being renter-occupied and 50 being owner-occupied households.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	23,003	34,672	51%
Households	9,376	14,234	52%
Median Income	$29,197.00	$33,165.00	14%

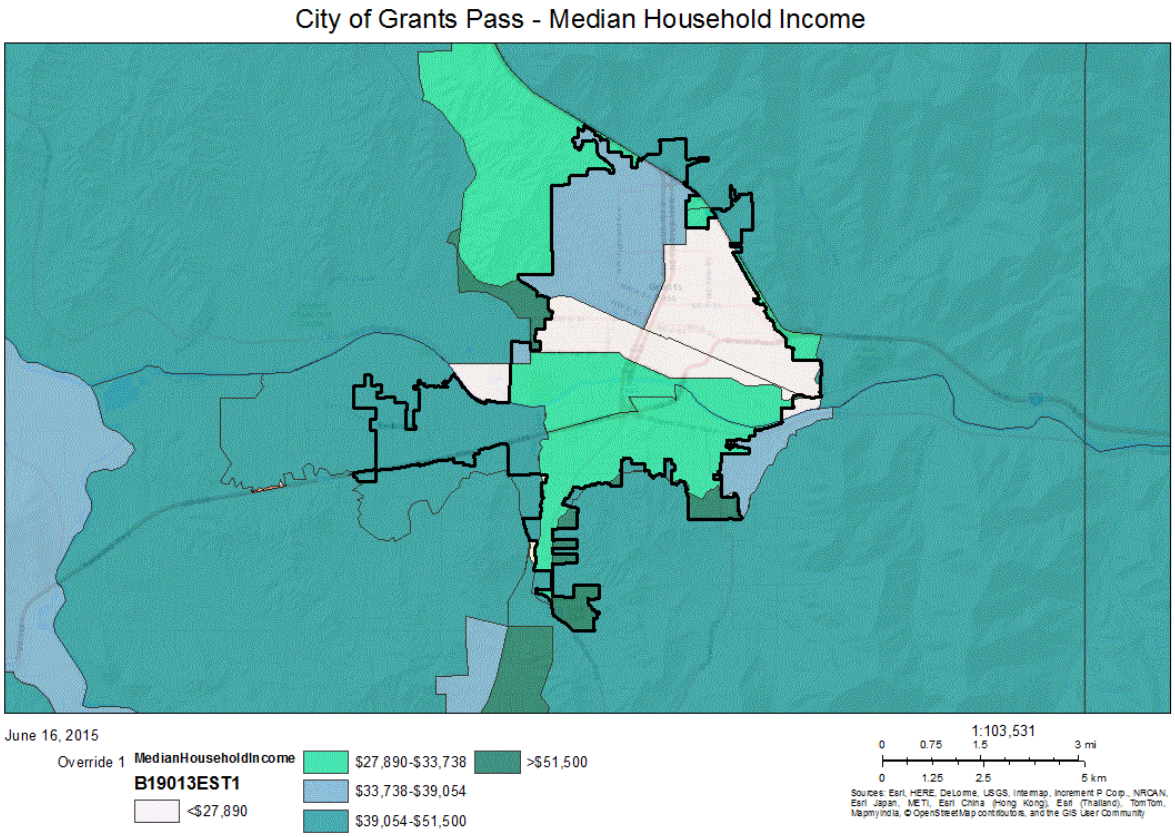
Table 5 - Housing Needs Assessment Demographics

Data Source Comments: Census 2000 and 2009-2013 ACS 5-Year Estimates



City of Grants Pass - Total Households

OMB Control No: 2506-0117 (exp. 07/31/2015)



City of Grants Pass - Median Household Income

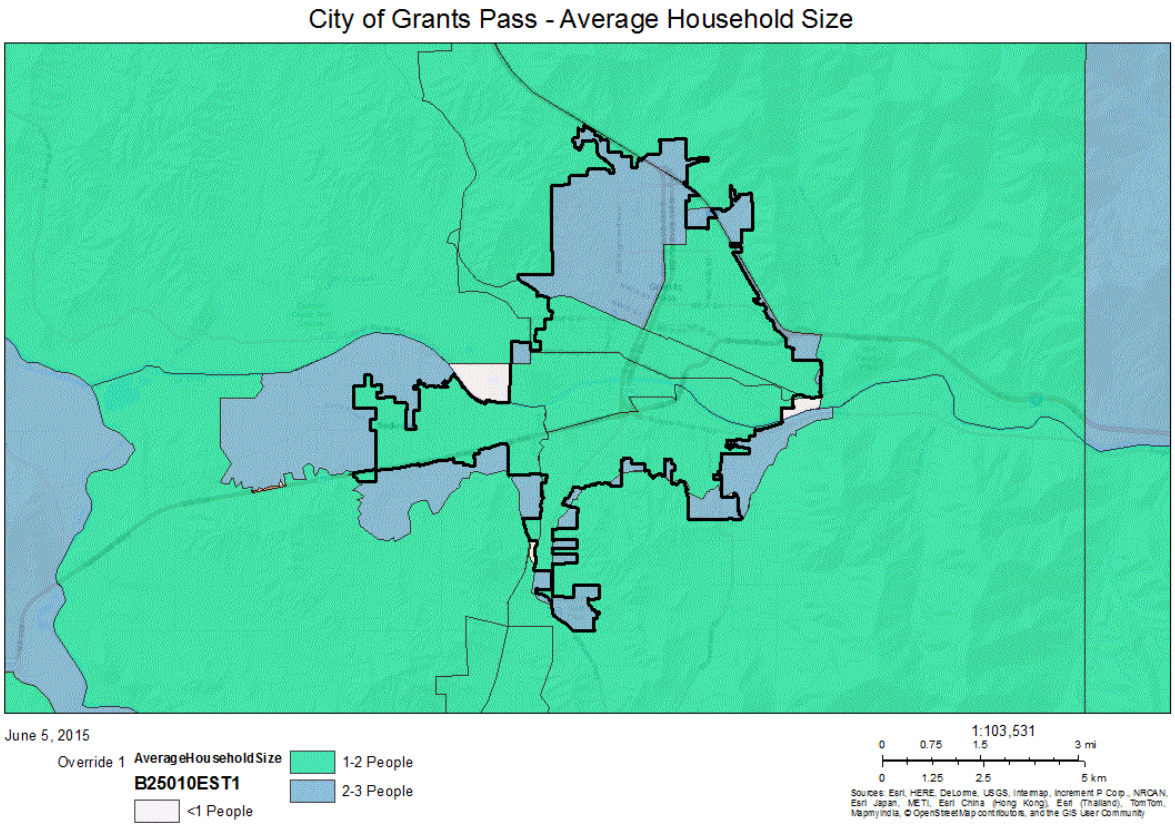
Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,660	2,210	2,770	1,225	6,415
Small Family Households *	625	495	915	375	3,020
Large Family Households *	80	105	215	95	625
Household contains at least one person 62-74 years of age	205	290	770	185	1,165
Household contains at least one person age 75 or older	230	715	555	220	955
Households with one or more children 6 years old or younger *	490	295	445	130	594
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)



City of Grants Pass - Average Household Size

Housing Needs Summary Tables

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

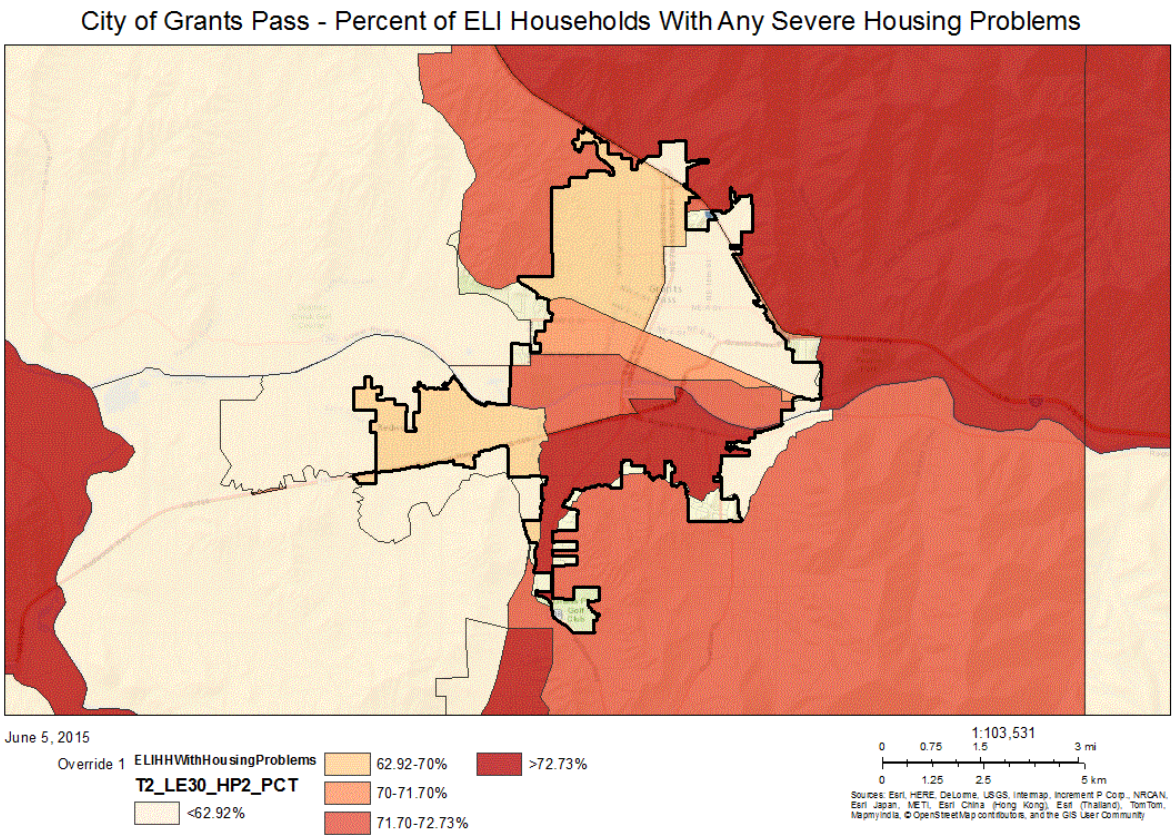
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	175	265	245	25	710	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	0	10	0	75	0	35	15	0	50
Housing cost burden greater than 50% of income (and none of the above problems)	765	760	180	65	1,770	180	275	530	180	1,165
Housing cost burden greater than 30% of income (and none of the above problems)	145	445	660	145	1,395	0	60	255	120	435

OMB Control No: 2506-0117 (exp. 07/31/2015)

	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
Zero/negative Income (and none of the above problems)	50	0	0	0	50	55	0	0	0	55

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS



City of Grants Pass - Percent of ELI Households with Any Severe Housing Problems

OMB Control No: 2506-0117 (exp. 07/31/2015)

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	1,005	1,025	435	90	2,555	180	325	545	180	1,230
Having none of four housing problems	335	680	1,135	515	2,665	40	185	655	440	1,320
Household has negative income, but none of the other housing problems	50	0	0	0	50	55	0	0	0	55

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

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	525	405	455	1,385	0	75	290	365
Large Related	70	70	45	185	0	35	95	130
Elderly	195	460	340	995	125	215	205	545
Other	360	500	180	1,040	55	50	210	315
Total need by income	1,150	1,435	1,020	3,605	180	375	800	1,355

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

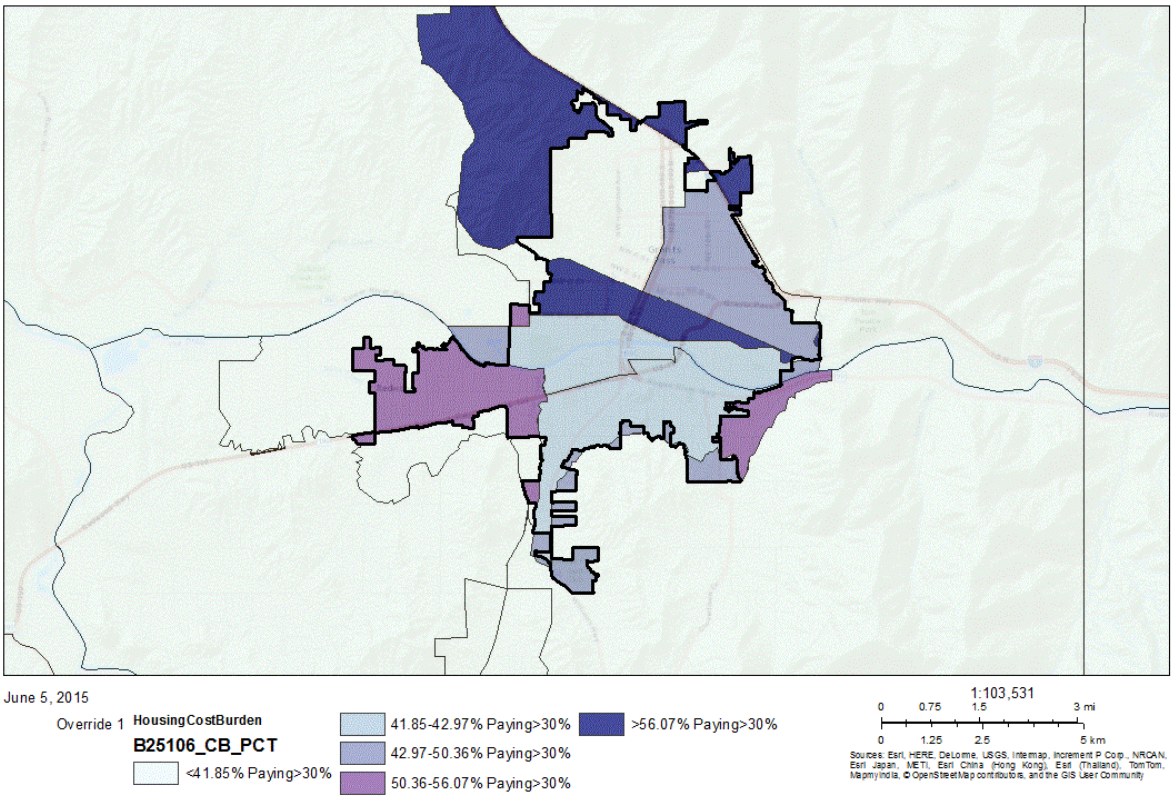
4. Cost Burden > 50%

	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	490	225	145	860	0	65	170	235
Large Related	70	35	0	105	0	0	95	95
Elderly	165	355	160	680	125	165	130	420
Other	275	305	0	580	55	50	145	250
Total need by income	1,000	920	305	2,225	180	280	540	1,000

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

City of Grants Pass - Housing Cost Burden HAMFI



City of Grants Pass - Housing Cost Burden HAMFI

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	55	0	10	0	65	0	35	15	0	50
Multiple, unrelated family households	10	0	0	0	10	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	65	0	10	0	75	0	35	15	0	50

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

Crowding

Crowding exists when households have 1.01 to 1.5 persons per room. Households are considered severely overcrowded when 1.51 or more people per room excluding bathrooms, porches, foyers, halls or half-rooms. Only houses with complete plumbing and kitchen facilities are included in these figures.

According to Table 11, there were 75 renter households and 50 owner households with 1.01 to 1.5 people per room.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
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.

In the 2015 Point in Time count, 294 single-person households identified as being homeless. Of those, 124 individuals were identified as being chronically homeless, which is defined as 18 or over, must have a disability and must have been homeless for the past year or more or have four episodes of homelessness in the past three years. That population is county-wide. Data on the number of single-person households having other housing needs is not available, but anecdotally the problem exists.

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.

The 2015 Point in Time Count identified 94 households county-wide where domestic violence was a factor in their homelessness. Additionally, 103 adults with a serious mental illness, 11 adults with a substance use disorder, and 6 adults with HIV/AIDS were identified as homeless.

What are the most common housing problems?

Using data from accompanying tables, the most common housing problem is affordable rental housing supply to help those households with housing cost burden. Nearly 3,000 renter households earning less than 80% of the median income experienced housing cost burden, spending 30 to 50% or more of their incomes on housing costs (2007-2011 CHAS). The following characteristics were found of households that were housing cost burdened:

- 1,250 renter households and 315 owner households earning less than 80% of the area median income experienced housing cost burden;765 extremely low-income renter households and 180 extremely low-income owner households (those earning less than 30% of the area median income) were severely cost-burdened.

Households experiencing housing cost burden, and especially those with severe housing cost burden, are at increased risk of losing their housing due either to a slight loss of income or increase in other monthly costs such as utilities, transportation, health care or daycare. Eviction caused by late or missed rent payments or losing housing through foreclosure makes it harder to find other suitable housing, leading to a large population of vulnerable households at risk of homelessness. The stress of housing cost burden forces many households to end up moving from place to place, school district to school district, or from job market to job market, which leads to instability in the lives of parents and children today and in the future.

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

Of all types of households experiencing housing cost burden, small-related families accounted for 35% (1,750) and elderly households accounted for 31% (1,540). Small related households may include stay-at- home parents with children, unemployed or underemployed households. Elderly households typically are unemployed, underemployed, or not earning a living wage. Of households with income less than 30% of HAMFI, small-related families account for 46% of renter households and 0% of owner households. Elderly households account for 17% of renter households and 69% of owner households.

Of all types of households experiencing severe housing cost burden, both small-related families and elderly households account for 34%. Of households with income less than 30% of HAMFI, small-related families account for 49% of renter households and 0% of owner households. Elderly households account for 17% of renter households and 69% of owner households.

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 and 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 Consolidated Plan includes emergency assistance programs designed to prevent homelessness of households at-risk of becoming homeless. This includes households at risk of missing mortgage payments and households at risk of missing rent payments, which events may also make it more difficult to obtain housing in the future. Vulnerable households include those who experience severe cost burden, where there is no ‘cushion’ to help absorb short-term emergency costs that may arise, such as unexpected medical, transportation repair/maintenance costs and/or housing repair/maintenance costs. The emergency assistance program activity is intended to focus on these needs. Data regarding households experiencing cost burden and severe cost burden is provided in Table 7.

The City also identified at-risk households who may have difficulty affording housing due to initial up-front costs such as rental applications, deposits, and first/last month rent payments. However, upon review, as HUD advised the City, this type of assistance with one-time up-front costs was not found to be an eligible activity.

Other households and populations at-risk of homelessness may include persons who need other assistance and/or skills training with other needs. UCAN and other service providers offer these types of services. (See also AP-65). UCAN conducts Needs Assessments at least every two years. These assessments cover not only housing needs, but other areas where households need assistance such as transportation, food and employment assistance, to name a few. The assessment forms are distributed to partner agencies and to individuals seeking assistance.

Additionally, UCAN conducts an annual Point in Time count of individuals that are homeless, residing in emergency shelters, transitional housing and those that are doubled up. The numbers obtained through this event provide a snap shot of the current local needs for housing.

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

Affordable rental housing supply and housing cost-burden, when coupled with unemployment, underemployment, or low-wage jobs, are the leading causes of instability and increased risk of homelessness. Any unexpected bill, illness, or job lay-off can cause rent to be late or go unpaid leading to eviction. Rental vacancy rates are currently 5.9% (2009-2013 ACS), down from 8.4% as recently as 2011 (2007-2011 ACS), which makes finding affordable housing for low- and very-low income households difficult. Anecdotal evidence, based on information from the Southern Oregon Rental Owners Association and input from area low-income housing providers, indicates that the local rental vacancy rate might be less than 2%.

Discussion

As noted in the narrative, affordable rental housing supply is an issue for many Grants Pass households earning less than the HUD adjusted median family income (HAMFI). Grants Pass has 1,565 households earning less than 80% of the area median income that experienced a housing cost burden greater than 30% in the 2007-2011 CHAS data. 2,690 households earning less than 80% of the area median income experienced a severe housing cost burden greater than 50%. Approximately 35% of those experiencing severe housing cost burdens were extremely-low income households earning 30% or less of the HAMFI. The majority (2,955 or 69%) of cost-burdened households are renters.

Citywide, the extremely low-income households are most affected by housing problems, severe housing problems, and/or cost burden. As a result, these households are most likely to become homeless and enter homeless assistance programs.

Grants Pass needs more affordable housing units and/or housing assistance to reduce housing costs for hundreds of low-income households. In addition, more jobs and jobs in industries that pay better wages would help increase incomes and help individuals and families become self-sustaining.

The City has set the following goals and objectives to help address these housing issues:

Goal 1: Provide decent affordable housing and work towards the prevention of homelessness.

Objectives and strategies: The Strategic Plan proposes to allocate funding to determine regulatory and other barriers to affordable housing. CDBG funds will support activities to improve housing conditions for very low-, low-, and moderate-income homeowners by conducting energy efficiency improvement activities. Finally, funds will support programs dedicated to assist very-low and low-income renters with housing acquisition costs, including application fees, security deposits, and rapid re housing programs.

Goal 2: Further Fair Housing in Grants Pass.

Objectives and strategies: The City will conduct an analysis of impediments to fair housing choice to assess fair housing needs in Grants Pass and develop a plan to address any impediments. The City may work with an advisory committee and residents on the analysis and plan. The City may also contract with a qualified agency to provide training and counseling for Grants Pass property owners, residents and developers.

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

Per HUD regulations [91.205(b)(2), 91.305(b)(2), and 91.405], a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of racial or ethnic group at any income level experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Lacks complete kitchen or plumbing facilities; Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; and/or Households with cost burdens of more than 50% of income.

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander. Housing problems are shown in detail below:

0%-30% of Area Median Income

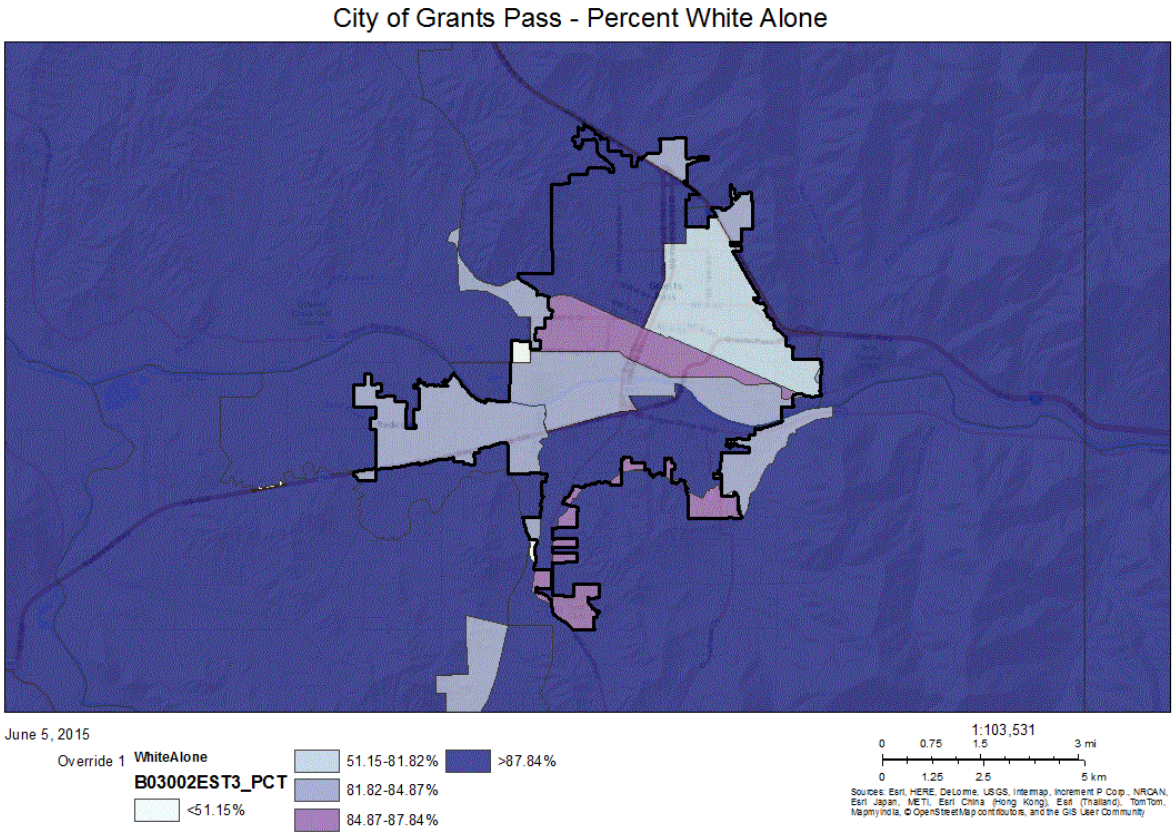
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,330	230	100
White	1,100	230	100
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	80	0	0
Pacific Islander	15	0	0
Hispanic	115	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*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%

Minority households (except for Black/African American) earning 05-30% HAMFI show a disproportionally greater need of approximately 20% over the jurisdiction as a whole.



City of Grants Pass - Percent White Alone

30%-50% of Area Median Income

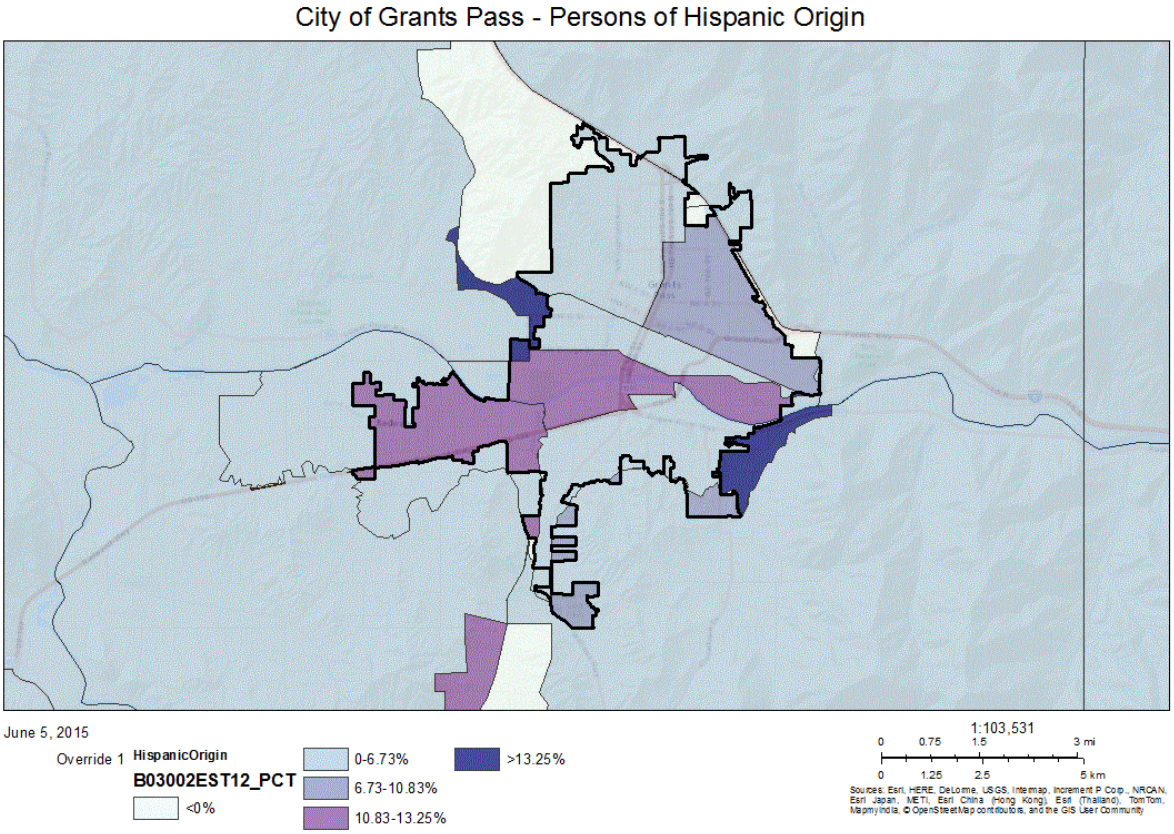
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,855	360	0
White	1,625	355	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	85	0	0
Pacific Islander	0	0	0
Hispanic	105	4	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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%

American Indian/Alaska Native households earning between 30% and 50% HAMFI show a disproportionally greater need of approximately 16% over the jurisdiction as a whole. Hispanic households earning between 30% and 50% HAMFI show a disproportionally greater need of approximately 12% over the jurisdiction as a whole.



City of Grants Pass - Persons of Hispanic Origin

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,890	875	0
White	1,765	825	0
Black / African American	0	0	0

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	55	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*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%

Asian households earning between 50% and 80% HAMFI show a disproportionally greater need of approximately 31.6% over the jurisdiction as a whole.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	535	690	0
White	430	585	0
Black / African American	0	40	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	50	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*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%

Hispanic households earning between 80% and 100% HAMFI show a disproportionally greater need of approximately 24% over the jurisdiction as a whole.

Discussion

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

In addition to the above housing problem discussion, data from the 2009-2013 ACS indicates than 110 of 221 (49.8%) American Indian/Alaska Native households received Food Stamps/SNAP in the past 12 months, while 28.7% of white households did. However, the same data also showed all 22.2% of Asian households were receiving Food Stamps/SNAP while having a 100% poverty rate, compared to 17.8% for Whites, 0% for Blacks/African Americans, 50.6% for American Indian/Alaska Natives, and 19.1% for Hispanics.

According to 2009-2013 ACS data, 49.5% of White households owned their homes, while 21.7% of Black/African American and 62.9% of Hispanic households were homeowners.

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

Per HUD regulations [91.205(b)(2), 91.305(b)(2), and 91.405], a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of racial or ethnic group at any income level experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

- Lacks complete kitchen or plumbing facilities; Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms; and/or Households with cost burdens of more than 50% of income.

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	375	100
White	950	375	100
Black / African American	0	0	0
Asian	15	0	0
American Indian, Alaska Native	80	0	0
Pacific Islander	15	0	0
Hispanic	115	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,345	865	0
White	1,155	825	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	75	10	0
Pacific Islander	0	0	0
Hispanic	80	30	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	975	1,790	0
White	885	1,700	0
Black / African American	0	0	0
Asian	15	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	80	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	270	955	0
White	270	745	0
Black / African American	0	40	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	155	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*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

Based on the data presented earlier in the Plan, the vast majority of severe housing problems in Grants Pass are related to severe housing cost burden and lack of supply of affordable housing.

Data from the 2007-2011 CHAS shows that 1,395 renter households in Grants Pass experience rent burden (>30% of income for housing) with 1,770 renter households experiencing extreme rent burden (>50% of income for housing). Of owner households, 435 experience cost burden, while 1,165 owner households experience extreme cost burden.

More discussion follows in NA-30.

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:

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,305	1,990	3,470	100
White	6,900	2,655	3,235	105
Black / African American	50	0	0	0
Asian	0	10	30	0
American Indian, Alaska Native	135	10	160	0
Pacific Islander	0	0	15	0
Hispanic	310	215	275	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on the data presented earlier in the Plan, the vast majority of severe housing problems in Grants Pass are related to severe housing cost burden and lack of supply of affordable housing.

Data from the 2007-2011 CHAS shows that 1,395 renter households in Grants Pass experience rent burden (>30% of income for housing) with 1,770 renter households experiencing extreme rent burden (>50% of income for housing). Of owner households, 435 experience cost burden, while 1,165 owner households experience extreme cost burden.

Due to the racial and ethnic composition of Grants Pass, it is difficult to see a distinct trend in disproportionally greater needs for housing cost burden. For example, 25.6% of the overall population experiences a housing cost burden between 30% and 50%; however, only 3.3% (10) of Native Indian/Alaska Native households do. On the other extreme, 44.7% of the overall population experiences severe cost burden, compared with 75% (30) for Asian households and 100% (15) for Pacific Islander households.

More discussion follows in NA-30.

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?

HUD provided a racial/ethnic breakdown of housing problems, but the population of Grants Pass is overwhelmingly non-Hispanic white. According to the 2007-2011 ACS the population is 86.2% non-Hispanic white, 8.6% Hispanic of all races, 0.4% African American, 1.3% American Indian, 1.1% Asian, and 0.1% Hawaiian/Pacific Islander.

In addition to the above housing problem discussion, data from the 2009-2013 ACS indicates than 110 of 221 (49.8%) American Indian/Alaska Native households received Food Stamps/SNAP in the past 12 months, while 28.7% of white households did. However, the same data also showed all 22.2% of Asian households were receiving Food Stamps/SNAP while having a 100% poverty rate, compared to 17.8% for Whites, 0% for Blacks/African Americans, 50.6% for American Indian/Alaska Natives, and 19.1% for Hispanics.

According to 2009-2013 ACS data, 49.5% of White households owned their homes, while 21.7% of Black/African American and 62.9% of Hispanic households were homeowners.

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

All demographic groups need better access to affordable housing and living wage jobs.

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

As previously mentioned, the racial makeup of Grants Pass is primarily non-Hispanic White. One Census Tract (3607.02, Josephine County, Oregon) has a marginally higher population of Hispanic residents. Hispanic residents comprise 13.25% of the population in that Tract.

NA-35 Public Housing – 91.205(b)

Introduction

Grants Pass has no public housing units. There are some units owned and controlled by the Housing Authority of Jackson County. While owned by a PHA, those units are not classified as "public housing" per 24 CFR 5.100. The Josephine Housing and Community Development Council (JHCDC) owns Harbeck Village managed by Lovelace Properties. However, it is a LIHTC property and is not classified as public housing per 24 CFR 5.100. Therefore, JHCDC is classified as a Housing Choice Voucher (HCV) Only Public Housing Authority.

Housing and Urban Development Section 8 housing choice vouchers are distributed in Grants Pass and Josephine County by the JHCDC. JHCDC currently distributes 869 HCVs in Grants Pass and Josephine County, all of which are tenant-based HCVs. Under the HUD tenant-based voucher program, eligible households find their own rental units in the existing housing market. Households pay a portion of the rent and utilities, generally equal to 40% of their adjusted monthly income. The Housing Authority pays the landlord the balance of the rents on behalf of the households.

The 869 vouchers include 779 regular vouchers and 90 special purpose vouchers, with 15 for Veterans Affairs Supportive Housing (VASH) and 75 for disabled individuals.

For various reasons, primarily lack of available affordable units, all of the available vouchers are not presently in use. As of December 2015, only 781 of the 869 available vouchers were in use, with 699 of the available 779 regular vouchers, 9 of the available 15 VASH, and 73 of the available 75 for disabled individuals.

Table 22 reports the vouchers in use.

As of March 14, 2016, the rental units with housing choice vouchers were occupied by 1,638 residents in 768 households. For regular vouchers there were 1,523 residents in 684 households. For VASH, there were 22 residents in 11 households. For disabled individuals, there were 93 residents in 73 households.

Table 24 reports the racial make-up of all Section 8 housing choice voucher residents as of March 14, 2016, as reported by JHCDC. There were 1,530 White, 38 Black/African-American, 58 American Indian/Alaska Native, 23 Asian, 20 Native Hawaiian/Pacific Islander, and 10 residents of other race. One declined to report.

Table 25 reports the ethnicity of all Section 8 housing choice voucher residents as of March 14, 2016, as reported by JHCDC. There were 145 Hispanic or Latino residents and 1,493 not Hispanic or Latino residents.

Totals in Use

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 in use	0	0	0	768	0	768	11	0	73

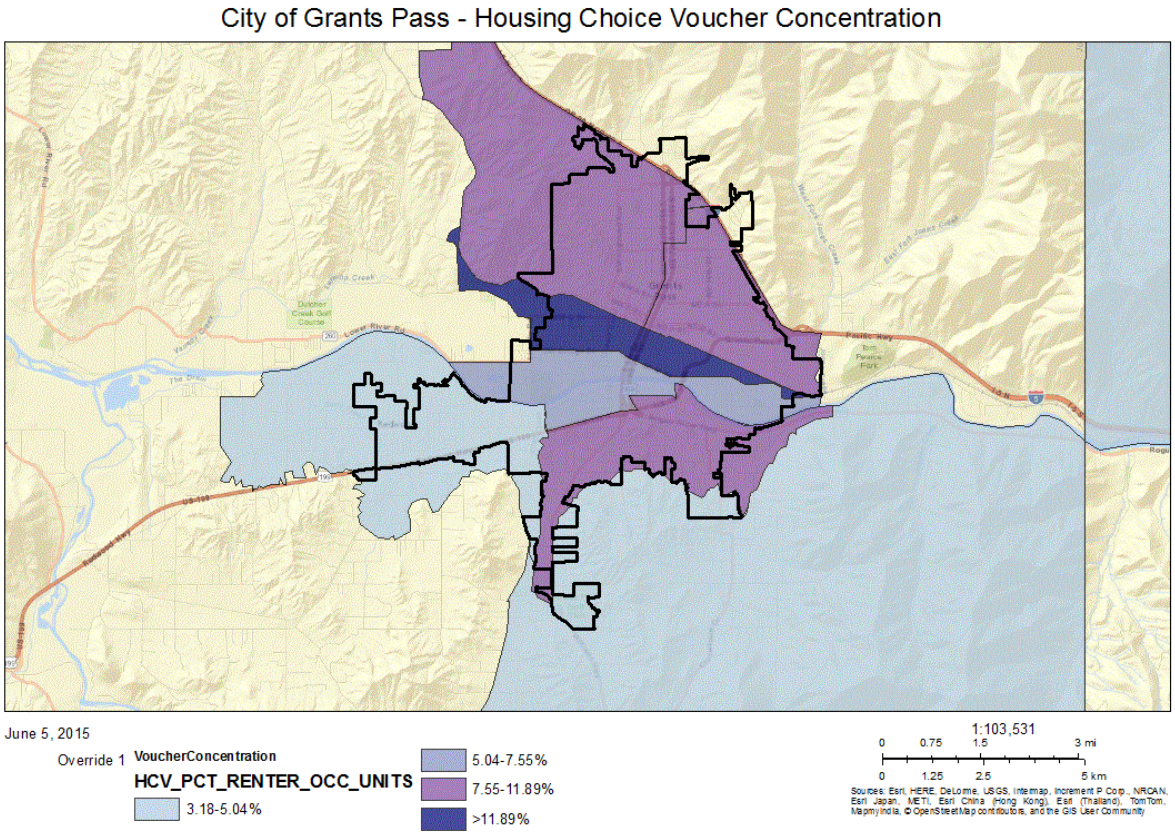
Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:
Josephine Housing & Community Development Council

Data Source Comments: Updated Data from JHCDC for March 2016

OMB Control No: 2506-0117 (exp. 07/31/2015)



City of Grants Pass - Housing Choice Voucher Concentration

OMB Control No: 2506-0117 (exp. 07/31/2015)

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	0	0	11,725	0	11,725	10,118	0
Average length of stay	0	0	0	4	0	4	0	0
Average Household size	0	0	0	0	0	0	3	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	124	0	124	0	0
# of Disabled Families	0	0	0	300	0	300	2	0
# of Families requesting accessibility features	0	0	0	0	0	0	1	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

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: June 2015 JHCDC

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,530	0	1,530	22	0	92
Black/African American	0	0	0	38	0	38	0	0	0
Asian	0	0	0	23	0	23	0	0	0
American Indian/Alaska Native	0	0	0	57	0	57	0	0	1
Pacific Islander	0	0	0	20	0	20	0	0	0
Other	0	0	0	10	0	10	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: Updated Data from JHCDC for March 2016

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	145	0	145	0	0	2
Not Hispanic	0	0	0	1,493	0	1,493	22	0	91
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: Updated Data from JHCDC for March 2016

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

There are no public housing units in Grants Pass.

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

As noted previously, there are no public housing units in Grants Pass. Josephine County's housing authority, Josephine Housing and Community Development Council, administers 869 total vouchers: 779 regular rent vouchers, 75 nonelderly disabled vouchers, and 15 VASH vouchers in Grants Pass and Josephine County.

According to JHCDC, there will be more vouchers available than funding this coming year, making the most pressing needs more HUD funding and more affordable units to rent.

In January and February 2015, JHCDC accepted applications for Housing Choice Vouchers and received 189 applications. The agency awarded 182 available vouchers to eligible applicants. JHCDC has approximately 500 families on the waiting list in March 2016.

However, finding rentals, no matter the financial status, is difficult. According to the 2009-2013 ACS, the most recent empirical data available, the vacancy rate was 5.9 % in Grants Pass and market rate rents are rising rapidly. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%.

Housing Choice Voucher holders are in need of housing that is affordable and safe for elderly and disabled persons and also families with children. The JHCDC Section 8 voucher program does not have a time limit on how long a family can remain on the program and funding is being cut, which means the wait for a voucher can be several years. The waiting list is growing rapidly and there is no built-in incentive to motivate families to become self-sufficient and move out of the program. Families end participation in the program either by voluntarily dropping off, death, or termination for program violations.

The success rate is approximately 43% meaning only 43% of persons issued a voucher actually sign a lease.

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

According to the 2009-2013 ACS, 17% of Grants Pass residents reported a disability. The rate ranged from 2.3% of children under 18 years, to 15.6% of people 18 to 64 years, and 39.7% of those 65 and older. March 14, 2016 data from JHCDC reports that 403 residents in households with housing choice

vouchers are disabled: 325 residents in households with regular vouchers, 3 in households with VASH vouchers, and 75 in households with Mainstream (disabled) vouchers.

Based on the Consolidated Plan data, the biggest need in Grants Pass is to reduce the number of households experiencing housing cost burden, especially those households with incomes at or below 50% the area median.

The 2007-2011 ACS data reports that housing stock in Grants Pass consists of 606 studio units, 1729 1-bedroom units, 4,613 2-bedroom units, and 7,335 3 or more-bedroom units. As of May 1, 2015, JHCDC reported current voucher holders with leases occupy 235 1-bedroom, 92 2-bedroom, 15 3-bedroom, and 1 4-bedroom units.

Discussion

Based on the Consolidated Plan data, the biggest need in Grants Pass is to reduce the number of households experiencing housing cost burden, especially those households with incomes at or below 50% the area median. Housing Choice vouchers are available to meet the needs of those who qualify, but there are not enough affordable housing units to meet demands of a population that is largely low-income and low wage-earning. The problem is exacerbated by the current rental vacancy rate, which is causing rapidly escalating rents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In 2008, then-Governor Ted Kulongoski, through Executive Order, created Oregon's Ending Homelessness Advisory Council (EHAC), which was charged with developing goals and strategies centered on preventing and ending homelessness for Oregon's most vulnerable citizens. That same year, the EHAC developed Oregon's first statewide 10-year plan to end homelessness and encouraged counties to develop local plans.

State leadership remains committed to addressing issues of homelessness, including chronic, veteran, and family homelessness despite changes in the organizational structure within state agencies. The belief is that all Oregonians should have the opportunity to be at home in their communities and to be physically, emotionally, and economically healthy.

The Josephine County 10 Year Plan to End Homelessness was released in 2010.

Homeless Counts

HUD requires that Continuums of Care (CoC) conduct an annual Point-in-Time (PIT) count of homeless persons during a single night in late January, who are sheltered in an emergency shelter, transitional housing, or a Safe Haven. CoCs must also conduct a count of unsheltered homeless persons every other year (odd-numbered years); however, the Josephine County Homeless Task Force has opted to conduct the unsheltered county every year in order to obtain a better reflection of area homelessness. Each count is planned, coordinated, and carried out locally. Additionally, every year a Housing Inventory Count (HIC) is taken. The HIC is a point-in-time inventory of provider programs within a CoC that provides beds and units dedicated to serve persons who are homeless, and is categorized by one of the five program types: emergency shelter, transitional housing, rapid re-housing, safe haven, and permanent supportive housing.

United Community Action Network (UCAN) conducted the most recent count April 3, 2015. For the PIT count, CoCs are instructed to count all adults, children in households, and unaccompanied youth who, on the night of the count, reside in one of the places described below that are consistent with what is requested by HUD in this report:

- Unsheltered Homeless - An unsheltered homeless person resides in a place not meant for human habitation. Included in this count are people on the streets, in temporary tents or armory shelters, encampments, and warming centers. Sheltered Homeless - A sheltered homeless person resides in an emergency shelter, transitional housing or supportive housing for homeless persons who originally came in from the streets or emergency shelters.

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The sheltered homeless data is collected from surveys filled out by the shelters and HMIS entries. The unsheltered homeless survey is administered by "street or known locations" and "service based" counts conducted in each region.

The following table provides statistics from the one night Point in Time (PIT) count taken April 3, 2015, in Josephine County. A total of 1,285 people were counted as homeless county-wide including 124 chronically homeless individuals and 18 chronically homeless families with children. Fifteen veterans and 96 unaccompanied youth also were counted among the homeless. For planning purposes UCAN uses a broad definition for homelessness.

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)	39	495	0	0	0	0
Persons in Households with Only Children	0	35	0	0	0	0
Persons in Households with Only Adults	85	229	0	0	0	0
Chronically Homeless Individuals	25	99	0	0	0	0
Chronically Homeless Families	1	17	0	0	0	0
Veterans	5	22	0	0	0	0
Unaccompanied Child	6	90	0	0	0	0
Persons with HIV	1	5	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: April 3, 2015 PIT Count

Indicate if the homeless population is: Has No Rural Homeless

OMB Control No: 2506-0117 (exp. 07/31/2015)

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):

Complete data is unavailable for all of the categories of persons experiencing homelessness each year, becoming homeless each year, exiting homelessness each year, and the number of days persons experience homelessness. The following information supplements the data in Table 27.

Number of Homeless Persons a Year. The number of homeless persons in Josephine County has increased in recent years. The 2014 PIT count for Josephine County was 916; in 2015 the number rose to 1285.

Number Becoming Homeless Each Year. There is not good data on the number of new persons becoming homeless. The PIT counts indicate there were about 369 more homeless persons in 2015 than in 2014 for the Josephine County PIT.

Consultations with local advocates for the homeless found that most people enter the homeless assistance system as a result of the lack of employment; working in low-paying jobs and having high rents; being victims of drug abuse or domestic violence; or dealing with disabilities and mental illness. Household types that are more affected than others are typically single parent women and chronically mentally ill men.

Number of Days Persons Experience Homelessness. According to the January 2015 PIT count, Josephine County had 124 chronically homeless individuals and 18 chronically homeless families. The PIT also indicates 971 individuals stated that they had been homeless for one year or more and 628 individuals reported that they had four or more episodes of homelessness in the last three years.

Veterans. The January 2015 PIT count in Josephine County included 13 chronically homeless veterans.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	33	441
Black or African American	0	4
Asian	1	4
American Indian or Alaska Native	1	12
Pacific Islander	0	2
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	10	49
Not Hispanic	29	444

Data Source Comments: January 28, 2015 PIT Count

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

The current estimate for families in need of housing assistance is 400-500 households in the Grants Pass area that would benefit from assistance. This demographic includes those that are homeless and at risk of homelessness. Families of veterans represent a much smaller demographic with an estimate of 10-15 families that demonstrate need. Breaking down the demographic into these specific areas does not disqualify the greater picture of a lack in affordable, open rental market.

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

The racial and ethnic groups of Grants Pass is overwhelmingly White (95% of the total sheltered and unsheltered population) and 89% is non-Hispanic. In the total counts for Josephine County, 59 Hispanic persons were counted compared to 473 that are non-Hispanic. The next largest self-identified racial group was American Indian/Alaska Native, with 13 individuals represented. Other racial groups self-identified were minimal with 2 to 4 individuals represented.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Homelessness in Grants Pass has many facets and faces, from the homeless person asking for assistance on street corners to the area's schools. There are three emergency shelters in Grants Pass: Two are operated by the Gospel Rescue Mission and one is operated by the Women's Crisis Support Team. During the April, 2015 PIT, 85 individuals were being sheltered at the Gospel Rescue Mission and 6 were being sheltered at the WCST Talsunne Safe House. Transitional Housing was assisting 33 individuals county-wide at the last PIT. The vast majority of homeless surveyed during the last PIT were

unsheltered, with 1,161 unsheltered individuals county-wide. The race and ethnicity of homeless in Grants Pass is mainly white and non-Hispanic.

More than 400 individuals in Josephine County are living doubled up with family/friends and at risk for homelessness. More than half of those at-risk individuals reside in Grants Pass. The unsheltered population (including at-risk) encompasses a wide demographic range and may be experiencing homelessness due to the lack of an affordable, open rental market that will work with clients that may have lost housing due to a myriad of reasons in the past. Unsheltered, at-risk individuals and families are housed with others; they are not on the lease or rental agreements and are unstably housed at risk of losing housing with a moment's notice.

Discussion:

Local homelessness is the result of a variety of factors: lack of employment; working in low-paying jobs and having high rents; being victims of drug abuse or domestic violence; or dealing with disabilities and mental illness.

Two shelters have been constructed in Grants Pass to provide temporary or emergency housing. A third shelter, the WCST Talsunne Safe House, is available for up to twelve women and their children who are survivors of domestic violence in Josephine County. Talsunne Safe House has been at capacity for months now and has to turn women and children away daily, with referrals to other shelters locally or in nearby Medford. Often, those shelters are also at capacity. There is a need for more transitional housing with self-sufficiency programs and permanent affordable housing. In addition more programs to help people stay in housing and avoid becoming homeless – job training, rental assistance, eviction prevention, domestic abuse intervention – would reduce the need for homeless assistance programs and shelters.

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

Introduction:

This section includes an assessment of the housing needs of persons who are not homeless but require supportive housing, including but not limited to:

- The elderly, age 65 and over, and the frail elderly, who are defined as elderly persons who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework,
- Persons with mental, physical, and/or developmental disabilities,
- Persons with alcohol or other drug addiction,
- Persons with HIV/AIDS and their families,
- Victims of domestic violence, dating violence, sexual assault, and stalking,
- Individuals in need of housing due to criminal backgrounds, and
- Individuals in need of housing due to evictions stemming from poverty.

Numerous public and private agencies provide services to non-homeless special needs populations in Grants Pass. Consultations, review of agency plans and reports, and Census and American Community Survey data provide the basis of the needs analysis.

Describe the characteristics of special needs populations in your community:

Elderly

Persons 65 and older comprise approximately 18.8% of the Grants Pass population in the 2007-2011 ACS data. According to the 2007-2011 CHAS, elderly households earning less than 80% HAMFI accounted for 40.2% of cost-burdened homeowners and 27.6% of cost-burdened renters. Of households earning less than 80% of HAMFI, and experiencing severe cost burden, 42% of homeowners and 30.6% of renters were elderly. Many aging people who thought they were prepared for retirement experienced job loss and losses in their retirement accounts, leaving many without the resources they expected.

Disabilities

The 2009-2013 ACS data shows 15.6% of the population aged 18 to 64 years and 39.7% of the population 65 years and older have a disability. The most prevalent single form of disability in the younger age range is ambulatory (8.7%), followed by cognitive (7.8%). The most prevalent single form of disability in the older age range is ambulatory (26.5%) followed by those having difficulties living independently (17.6%).

Developmental Disabilities

Community Living Case Management (CLCM) provides intake and eligibility determinations, general case management/service coordination, and various contractual services. According to CLCM, 414 adults and 151 children with developmental disabilities are receiving case management. Persons with developmental disabilities are individuals with conditions resulting in significant impairments to daily functioning that meet state criteria, such as autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy.

Mental Disabilities

Options for Southern Oregon provides evaluation and treatment services to those with serious mental illness; intensive treatment, case management and outreach services to those under civil commitment; oversight of mental health residential programs, adult foster homes, residential treatment homes and the secure residential treatment facility.

Substance Abuse

Josephine County Community Corrections offers outpatient alcohol and drug treatment to adolescents and adults. Options operate two homes with 5 bedrooms each for women and children. Co-occurring treatment (mental and substance abuse) is also provided.

Domestic Violence

Women's Crisis Support Team (WCST) is dedicated to ending the cycle of domestic violence. WCST offers a 24/7 crisis line available to all residents of Josephine County for consultation about issues relating to domestic and sexual violence. All calls are confidential and free. Trained, professional WCST Intervention advocates respond 24/7 to calls by Grants Pass Police, Oregon State Police, Sheriff's office, and Three Rivers Hospital. Talsunne Safe House, WCST's 12-bed safe shelter for women and children, was opened in December of 1998.

WCST's crisis line advocates documented 3,592 calls in 2014, and 90 women (with 62 children) sought safety at Talsunne Safe House. Advocates responded in person 72 times to domestic and sexual violence calls from Grants Pass police officers. Advocates also responded to 61 calls from Three Rivers Hospital to assist victims of domestic or sexual violence who were in the Emergency Room.

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

Aging and People with Disabilities

Data from Oregon Housing and Community Services and ACS indicate there is need for more affordable senior housing and housing for frail elderly and those with special needs. There is also need for housing for people with physical disabilities. Housing types needed include independent living that is accessible, independent living with in-home care, assisted living facilities, adult foster care, and residential/congregate care. Of particular need are home and community based settings for specialized populations such as bariatric, behavioral health, and those on ventilators.

Today, nearly 50% of older adults and adults with disabilities in Josephine County who receive Medicaid Long Term Care benefits are living in their own home. This trend is expected to continue to grow and the need for in-home caregivers will be critical as the supply of caregivers is stretched. In addition, as more and more mobility-challenged residents of Grants Pass live in neighborhoods, the need to ensure safe pedestrian movement and nearby recreational opportunities will become more critical.

Many seniors and people with disabilities are also below the poverty level, adding more challenges to finding affordable care and housing.

Developmental Disabilities and Mental Disabilities

There is a need for more support services to help persons with developmental disabilities stay with their families or in individual housing or group homes. Persons with developmental disabilities are in need of respite care, affordable housing, vocational services, transportation, and social and community involvement coordination.

Options operate four residential treatment facilities, serving the needs of 47 clients in Grants Pass. Options provide managed and independent housing for individuals with mental illness. Options provide adult mental health treatment at Hillside Center, and have integrated primary health into this facility as well. Children and family services are located at Creekside Center, where an annex building is under construction due to the demand for increased children's mental health services.

According to data supplied by the Oregon Department of Human Services (based on 2010 Census), there are 21 children and 141 adults living in licensed or certified homes in Josephine County. Additional needs include GED services, foundational skills training, mental health services, affordable housing, ongoing advocates/navigators of the system, and residential treatment facilities.

Persons with Substance Abuse Issues

Our area does not currently have a detox center. Options provide treatment to individuals with co-occurring disorders (mental health and substance abuse).

Victims of Domestic Violence or Sexual Assault

The Talsunne Safe House, operated by the Women's Crisis Support Team, provides emergency shelter for up to 13 women and their children who are victims of domestic violence. This facility was originally developed as a collaboration between the City of Grants Pass and WCST using CDBG funds awarded by the State of Oregon.

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

According to Oregon HIV/AIDS Orpheus database, as of October 1, 2014, there were 50 people with HIV or AIDS living in Josephine County. Josephine County Public Health has a HIV prevention program aimed at reducing the incidence of HIV infection through HIV education, counseling/testing, and the provision of case management for HIV-positive residents of Josephine County.

Discussion:

Grants Pass is served by various programs offered by Options for Southern Oregon, Community Living Case Management, Josephine County Public Health, the Women's Crisis Support Team, and others. These agencies provide services to special needs populations in Grants Pass.

There is a strong demand for more special needs housing and assistance to help these populations stay in stable environments. Many of these residents are in poverty or are low-income, and some are homeless. Often these residents have more than one special need such as being elderly and having mental health issues or a physical disability.

Currently Options operates the Crisis Resolution Center, which is a proven successful hospital diversion program with both mental health hold and non-hold beds. A gap in supportive housing resources is the lack of any supportive transitional housing that could act as a step down from CRC. Individuals that have reached their maximum benefit from a stay at CRC are released back into the community often due to a lack of other options. This can lead to a revolving door effect where they end up immediately back at the hospital or CRC. Having a supported housing program that could offer a placement for individuals that no longer needed the intense support offered by CRC, but still needed some support and transition time before returning to the community would dramatically reduce the number of re-hospitalizations.

The WCST emergency shelter has been at capacity for several months and women and children seeking refuge from domestic violence are turned away on a daily basis, often to other emergency homeless shelters, such as the Gospel Rescue Mission in Grants Pass or shelters in nearby Medford. Often those shelters are at capacity and turn additional domestic violence survivors away. Local motels will not take checks issued by Oregon Department of Human Services and local campgrounds are asking that agencies stop using their facilities as emergency housing.

Case workers from the above agencies and other organizations work together to deliver a comprehensive package of support services. Of particular need are home and community based settings for specialized populations such as bariatric, behavioral health, and those on ventilators.

Today, nearly 50% of older adults and adults with disabilities in Josephine County who receive Medicaid Long Term Care benefits are living in their own home (or rental). This trend is expected to continue to grow and the need for in-home caregivers will be critical as the supply of caregivers is stretched. In addition, as more and more mobility-challenged residents of Grants Pass live in neighborhoods, the need to ensure safe pedestrian movement and nearby recreational opportunities will become more critical.

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

Describe the jurisdiction's need for Public Facilities:

This section of the Needs Analysis collects information related to community needs for public facilities, public improvements, and public services.

Public Facilities Inventory

Public facilities generally include senior centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, fire stations/equipment, health facilities, parks and recreational facilities, and facilities for special needs populations.

The City of Grants Pass provides the following recreational and community facilities:

- The park system in Grants Pass has a neighborhood or community park in nearly every neighborhood. However, most of the play facilities are not fully accessible to those with disabilities. A fully-accessible play facility, called the Blue Slide Project, was recently constructed by community members at Parkside Elementary School. A comprehensive and expanding trails system links many areas of the community with paved pedestrian facilities.
- Caveman Pool is owned by the City of Grants Pass and operated by the YMCA.
- Hillcrest, Parkway, and Redwood Fire Stations are fully-staffed public safety facilities operated by the City.

Josephine Community Libraries, a private, nonprofit organization, maintains the library system throughout Josephine County, including the main branch library in Grants Pass.

The community offers the following privately operated public facilities:

- Boys and Girls Club, located at 9th & 'H' Streets, is located within the City's sole LMI Census Tract and also within one of six LMI Census Block Groups.
- Four Head Start centers, one at 9th & 'M' Streets (LMI Census Tract and LMI Census Block Group), one at Riverside School in southeast Grants Pass (LMI Census Block Group), one on Williams Highway in south Grants Pass, and one at Rogue Community College in southwest Grants Pass.
- Grants Pass YMCA, which provides various community outreach activities, is located on Redwood Avenue adjacent to the Josephine County Fairgrounds.

Public Facilities Needs Determination

Like many other cities, the City of Grants Pass does not have enough resources to maintain and upgrade all of its parks. Systems Development Charges, which are collected to fund the acquisition and

construction of new parks, were discontinued by the City Council as an incentive to spur new commercial and residential development.

A number of other unfunded accessibility improvements are needed to park facilities throughout the city.

Public facilities needs related to homelessness, more transitional housing for special needs populations, and substance abuse treatment facilities were identified.

How were these needs determined?

The City assessed community needs by consulting with city staff and non-profit agencies, reviewing facility plans, and reviewing needs identified by the public through the public survey.

City facility needs were mapped to identify whether they were located in LMI Census Tracts or Census Block Groups.

Describe the jurisdiction's need for Public Improvements:

Public improvements provided by local governments (e.g., streets, water and wastewater and storm water systems, government buildings) are identified in the City's various facilities plans and in five-year Capital Improvement Programs. Most street maintenance projects are funded with money from the state gas tax. Transportation Systems Development Charges, which help pay for upgrades and increasing capacity attributable to growth, were discontinued by the City Council as an incentive to spur new commercial and residential development.

There are numerous areas in the City that need street and sidewalk improvements including safe and accessible curb ramps. In addition, several areas of the city are not improved with curbs, gutters and/or sidewalks.

Public improvement needs were mapped to identify priority in LMI Census Tracts and Census Block Groups.

- Significant gaps in the sidewalk system exist in each of the City's LMI Census Block Groups. Gaps in these areas inhibit access to the public transportation system and inconvenience pedestrian access to necessary services, such as shopping or public facilities.
- Isolated segments of City streets are not fully improved with curbs and gutters in each LMI Census Block Group.
- Significant portions of the transportation network, south of the Rogue River and within one of the City's six LMI Census Block Groups, lack curb, gutters, or sidewalks.
- Many portions of the City's sewer system were constructed between 1920 and 1949. Facilities of this vintage often exhibit significant deterioration and breakage, limiting capacity. Five of the

six LMI Census Block Groups in the City have significant concentrations of aging and failing sewer facilities.

- Access to the City water system is limited in the LMI Census Block Group located south of the Rogue River. Many of the developed properties in this area supply water through private wells.

How were these needs determined?

These needs were determined following consultations with local service providers, the city's Public Works and Community Development Departments, and through public comment.

Describe the jurisdiction's need for Public Services:

Based on consultations and input from the public and service providers, Grants Pass has a tremendous need for a myriad of services. Grants Pass has a network of public service providers and facilities; however, the need for enhancement and expansion of services is a common theme among providers.

Public services needs were determined through consultations with service providers, data from the surveys, and other planning and assessment documents prepared by governmental and non-governmental agencies.

Among the needs identified are:

- Sidewalk infill
- ADA accessibility, Curb ramps, Housing, Public facilities, Downtown businesses
- Sobering/detox center
- Education, training, and job preparation to help unemployed and underemployed persons gain better employment
- Teen outreach/homelessness intervention
- Affordable and convenient childcare options for LMI residents, especially after-school programs
- Support services to move homeless residents into stable housing and to prevent the loss of housing by at-risk populations
- Life skills and employment training and mentoring for populations who are homeless and/or have drug and alcohol or other mental health issues
- Services to provide short term assistance for rent and other critical expenses

How were these needs determined?

These needs were determined following consultations with local service providers, City staff, and public comment.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis provides data and narrative information descriptive of the Grants Pass housing market, the cost and condition of housing in Grants Pass, homeless and non-homeless special needs facilities and services, barriers to affordable housing, and non-housing community development assets.

The U.S. Department of Housing and Urban Development (HUD) has compiled and provided the majority of the data found in this plan using 2007-2011 American Community Survey (ACS) data.

The City has updated the information with 2009-2013 ACS data when it was available.

Housing Supply Summary

In the 2009-2015 ACS, Grants Pass had a total of 15,469 housing units. An estimated 7,082 were owner-occupied, 7,152 were renter-occupied, and approximately 1,235 units were vacant. Grants Pass experienced an increase in the percentage of renters from the 2000 Census, from 46.8% to 50.2%, and home ownership decreased from 53.2% to 49.8%.

The median home value increased 64% between 2000 and 2013, rising from $111,200 to $182,400. The median contract rent increased 46% during the same period, from $456 to $666 per month. However, in the shorter term, the median home value decreased nearly 22% from 2010 ($232,600) to 2013 ($182,400). The drastic reduction in home prices lead to a spike in mortgage delinquencies and foreclosures. Some households shifted from home-ownership to renting and the rents have increased as the market has become more competitive. As a result many more Grants Pass households are housing cost burdened (paying more than 30% of their incomes toward their housing costs) or severely cost burdened (paying more than 50% towards housing costs).

Grants Pass has 6,929 housing units built before 1980. Of these, 1,763 were built before 1950. Grants Pass has 678 affordable housing units that are regulated and not expected to be lost from the affordable housing inventory in the short term; another 16 may be lost. Currently 862 households in Grants Pass receive Section 8 Housing Choice vouchers from Josephine Housing and Community Development Council, the regional housing authority. In January and February, 2015, JHCDC received 189 applications

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for Section 8 vouchers and was able to supply 182 of them. Due to the high percentage of the population experiencing housing cost burden earning less than 80% of the median income, there is need for more affordable rental housing units. Currently (according to the 2009-2013 ACS), the vacancy rate for all rental housing in Grants Pass is 5.6%. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%.

Homeless and Non-Homeless Special Needs Facilities and Services

Grants Pass has a network of facilities and services to address the needs of individuals and families who are homeless or have other special needs. The system does not have the capacity to meet all needs. In particular, there is demand for housing that is affordable to those in the low- and very low-income categories. Also, there is a need for additional housing for community members struggling with developmental and mental disabilities, addictions, and at-risk home life.

Economic Development Needs

While a number of organizations in Grants Pass offer job training programs, skill development, job searching assistance, on the job training, and business workshops and classes, surveys and data indicate there is more demand and more people need to be connected to existing services. There is a great need to create more living wage jobs through business expansions, new business starts, and expansion of microenterprises.

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

Introduction

The housing inventory in Grants Pass consists mainly of single-family detached units – 9,408 of 15,469 in the 2009-2013 ACS. The remaining units are distributed among one-unit attached, two-unit and multi-family structures of three or more units, with approximately 1,540 in complexes of 20 or more units.

The city has approximately 886 'buildable' acres of residential land in the UGB that is already zoned for urban residential use and development. It added approximately 264 additional buildable acres of land planned for residential use and development to the to the UGB, together planned to meet residential land needs for the next 20 years, together with approximately 44 acres of residential infill and redevelopment. In addition, some commercial lands allow for mixed use development, residential development, and group quarters such as assisted living facilities. The city also established urban reserves to meet needs for an additional 10 years, with approximately 343 buildable acres in residential plan designations. Residential growth will occur primarily on the southwest side of the city.

As the city emerges from the Great Recession, when almost no building occurred, construction includes both new and in-fill development. The city's Comprehensive Plan encourages both types of development as well as units for all income ranges, both rent and ownership.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,408	61%
1-unit, attached structure	1,014	7%
2-4 units	1,687	11%
5-19 units	842	5%
20 or more units	1,540	10%
Mobile Home, boat, RV, van, etc	978	6%
Total	***15,469***	***100%***

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
2009-2013 ACS
Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10		596	9%
1 bedroom	156	2%	1,573	23%
2 bedrooms	1,600	22%	3,013	44%
3 or more bedrooms	5,625	76%	1,710	25%

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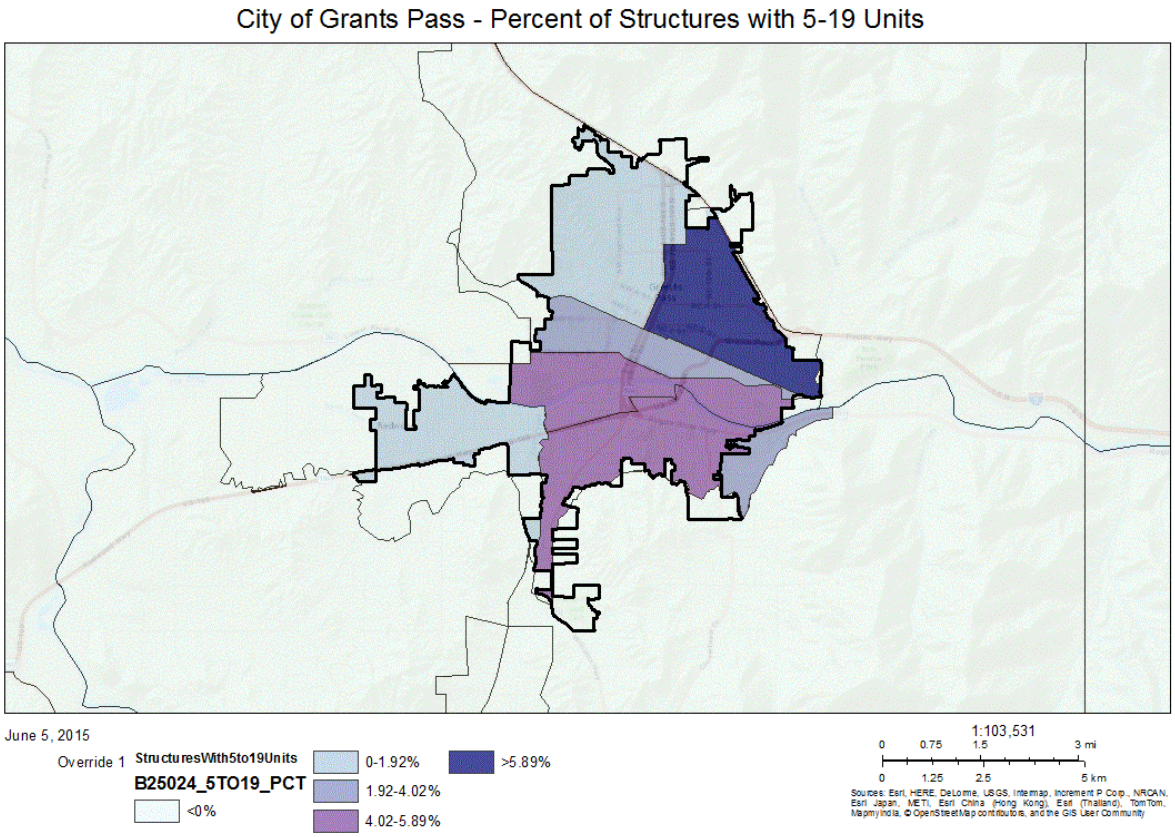
	Owners		Renters	
	Number	%	Number	%
Total	***7,391***	***100%***	***6,892***	***101%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Year	Single Family Detached	Single Family Attached	Manufactured	Duplex	3+ Units	Total
2002	193	0	21	22	79	315
2003	257	0	25	66	63	411
2004	350	0	20	122	3	495
2005	395	0	11	98	29	533
2006	220	39	10	59	30	358
2007	132	103	3	20	12	270
2008	67	15	1	6	3	92
2009	58	0	3	2	0	63
2010	38	0	7	12	0	57
2011	18	0	7	2	0	27
2012	34	0	4	1	0	39
2013	74	2	17	2	0	95
2014	71	0	8	2	0	81

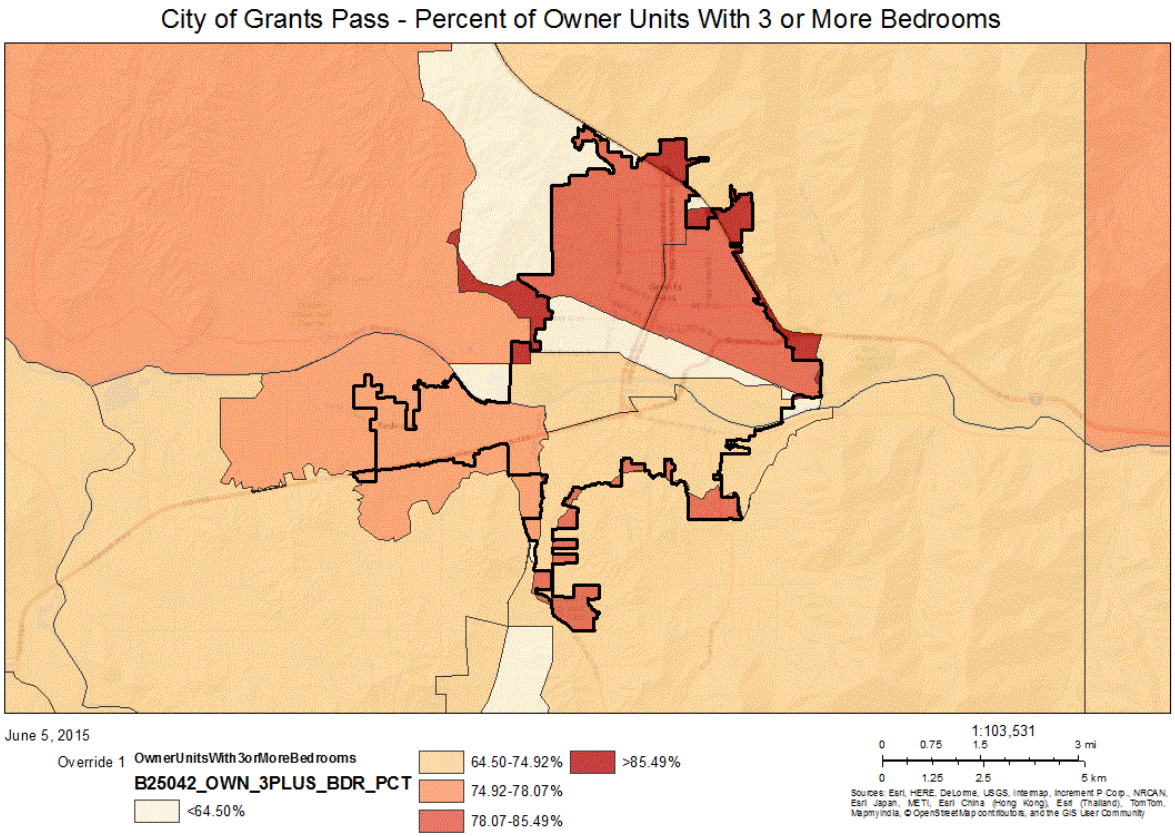
Table 29 - New Residential Units



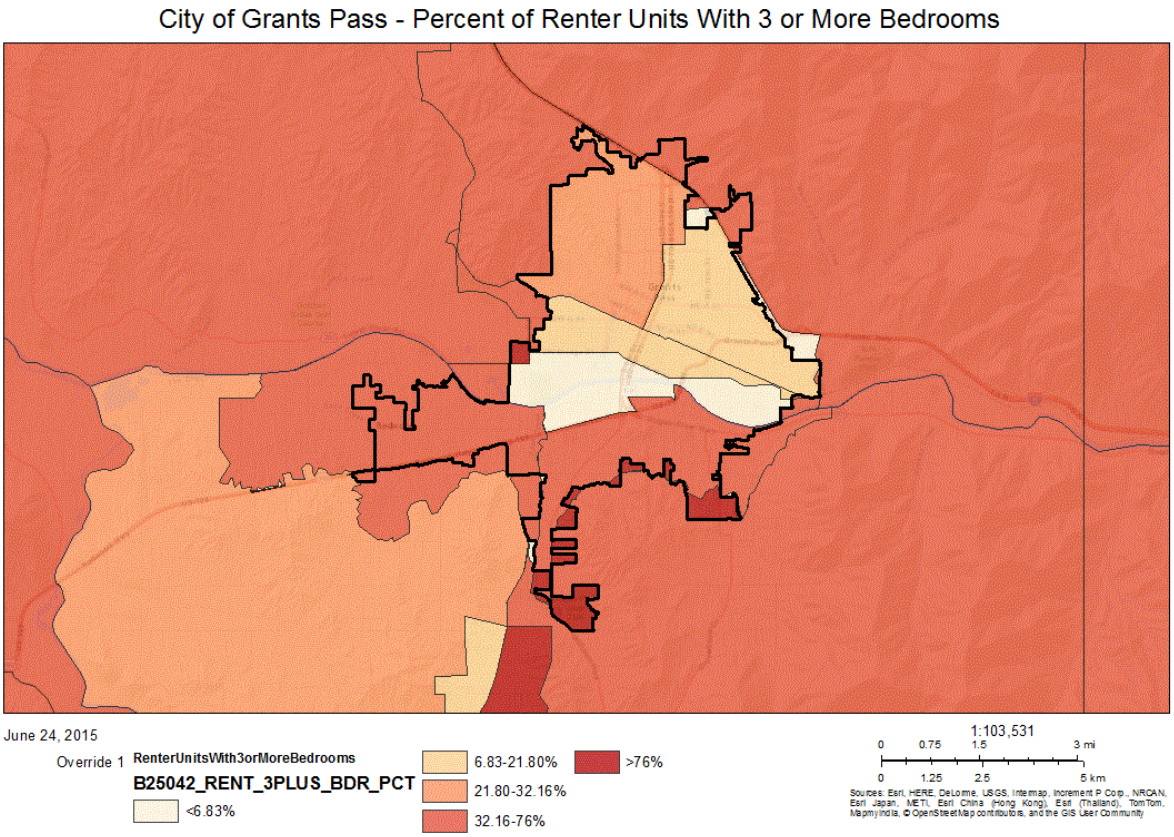
City of Grants Pass - Percent of Structures with 5-19 Units

Project Name	# Units	Population Served	Funding Source	Year Built	Affordability Exp. Date
Apple Rogue	16	Senior and/ or Disabled			
Blackberry Knoll	11	CMI		1993P	
Carnahan Court	10	CMI	HOME	1994F	
Champion Park	36	Family			
Foothill Retirement I	22	Senior and/or Disabled			
Foothill Retirement II	22	Senior and/or Disabled			
Golden Rain	38	Senior and/or Disabled			
Grants Pass Housing	58	Senior and/or Disabled	LIHTC	1990P	
Harbeck Village	48	Family	LIHTC	1994F	
Holiday Park Gardens	124	Senior and/or Disabled	LIHTC	1991P	
Jade East	30	Family		1997S	
Jasmine Park I	43	Senior and/or Disabled	LIHTC	2001F	
Jefferson Court	24	Senior and/or Disabled			
Oak View Gardens	60	Senior and/or Disabled	LIHTC	1992P	
Pardee Lane House	5		LIHTC	1988	
Red Oak Manor	8	CMI	HOME	1998F	
Rivertree Apartments	27	Family	HOME	1997S	
Rogue View Gardens	60	Family	LIHTC	1993P	
Victorian Arms	16	Senior and/or Disabled			
The Cedars	11	CMI	HOME	2012	
The Willows	9	CMI			

Low-Income Housing in Grants Pass



City of Grants Pass - Percent of Owner Units with 3 or More Bedrooms



City of Grants Pass - Percent of Renter Units with 3 or More Bedrooms

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

Grants Pass has several long-term affordable housing developments constructed with federal and state funding sources.

USDA Rural Development (RD) has loan and loan guarantee program for construction of multi-family rental housing in rural areas.

The Low Income Housing Tax Credit (LIHTC) program provides federal income credits to developers who construct, rehabilitate or acquire and rehabilitate qualified low-income rental housing.

HOME Investment Partnerships (HOME) program provides federal assistance in order to provide decent and affordable housing, particularly for low- and very low-income residents.

Grants Pass has 678 regulated affordable housing units. Of these, 201 units are set aside for families and any age households, 423 for seniors and/or disabled, and 49 for chronically mentally ill (CMI) persons. All of the assisted units are limited to low-income tenants and many house tenants with very low or extremely low incomes.

The Housing Authority of Jackson County is currently constructing Parkview Terrace, a 50-unit multi-family development.

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

According to Network for Oregon Affordable Housing (NOAH), 16 units of affordable housing have a high likelihood of being lost to market units. The owners of Apple Rogue Apartments have not submitted a notice that they will renew their USDA Rural Development contract, though they have formally indicated that they will opt-out of the program, either. NOAH's database indicates that the Apple Rogue rental assistance contract may expire within the year.

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

There are more low-income residents than low-income units available in Grants Pass. The current (according to the 2009-2013 ACS) rental vacancy rate of 5.6% in exacerbates the problem. Grants Pass has 678 units of affordable housing for families, elderly and special needs. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%.

The 2007-2011 CHAS data indicates 46.5% of households (6,640) in Grants Pass have incomes below 80% of the HUD adjusted median family income (HAMFI) and are considered low or moderate-income (LMI) households. Of the LMI households, 58.3% (3,870) are considered very low-income households (earning less than 50% of the HAMFI). Almost half (2,765) of the LMI households in Grants Pass has at least one person 62 years of age or older and 18.5% has at least one child aged 6 or younger.

Grants Pass has 1,565 households earning less than 80% of the area median income that experienced a housing cost burden greater than 30% in the 2007-2011 CHAS data. 2,690 households earning less than 80% of the area median income experienced a severe housing cost burden greater than 50%. Approximately 35% of those experiencing severe housing cost burdens were extremely-low income households earning 30% or less of the HAMFI. The majority (2,955 or 69%) of cost-burdened households are renters.

Approximately half of the housing stock in Grants Pass was constructed prior to 1980 (2007-2011 ACS and 2007-2011 CHAS; see Tables 33 and 34). The 2007-2011 CHAS data reported 710 rental units were lacking either complete plumbing or kitchen facilities.

Overcrowding was experienced by 125 Grants Pass households, with 75 being renter-occupied and 50 being owner-occupied households.

Describe the need for specific types of housing:

In addition to affordable housing to meet the needs of the LMI population, Grants Pass is in need of affordable housing for special populations, such as those recovering from substance abuse or domestic violence, those with physical disabilities and those with developmental or intellectual impairments. Agencies that deal with all of the mentioned populations, many of whom have low incomes, say Grants Pass is lacking in affordable housing in general, which makes it more difficult for their clients.

Currently, Options operates the Crisis Resolution Center, which is a proven successful hospital diversion program with both mental health hold and non-hold beds. A gap in supportive housing resources is the lack of any supportive transitional housing that could act as a step down from CRC. Individuals that have reached their maximum benefit from a stay at CRC are released back into the community often due to a lack of other options. This can lead to a revolving door effect where they end up immediately back at the hospital or CRC. Having a supported housing program that could offer a placement for individuals that no longer needed the intense support offered by CRC, but still needed some support and transition time before returning to the community would dramatically reduce the number of re-hospitalizations.

The WCST emergency shelter has been at capacity for several months and women and children seeking refuge from domestic violence are turned away on a daily basis, often to other emergency homeless shelters, such as the Gospel Rescue Mission in Grants Pass or shelters in nearby Medford. Often those shelters are at capacity and turn additional domestic violence survivors away. Local motels will not take checks issued by Oregon Department of Human Services and local campgrounds are asking that agencies stop using their facilities as emergency housing.

Discussion

Grants Pass recently updated its Urban Growth Boundary and has approximately 886 'buildable' acres of residential land in the UGB that is already zoned for urban residential use and development. It added approximately 264 additional buildable acres of land planned for residential use and development to the to the UGB, together planned to meet residential land needs for the next 20 years, together with approximately 44 acres of residential infill and redevelopment. In addition, some commercial lands allow for mixed use development, residential development, and group quarters such as assisted living facilities. The city also established urban reserves to meet needs for an additional 10 years, with approximately 343 buildable acres in residential plan designations. Residential growth will occur primarily on the southwest side of the city.

Vacancy rates, especially for rental housing, are at or below sustainable levels. Parkview Terrace, which is currently under construction, will add 50 new affordable housing units to the inventory. No other large-scale projects are currently underway or in the works.

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

Introduction

Housing stock in Grants Pass provides a diverse mix of housing in different price ranges for owner-occupied and rental dwelling units.

According to the American Community Survey (ACS) data, the median contract rent went up 46% (from $456 per month to $666 per month) between the years 2000 and 2013. The median family income increased a mere 14% over the same period. A median income household paying the median contract rent would have spent 18.7% of their annual income on rent in the year 2000; in the year 2013, a median income household paying median contract rent would have spent 24% of their annual income on rent. The number of households paying less than $500 for rent dropped from 2,110 in 2010 to 970 in 2013. During the same period the number of households paying between $1,000 and $1,499 per month increased from 302 to 1,140.

While rents increased, median home values declined from $232,600 in 2010 to $182,400 in 2013. This drop in home values depressed the local housing market; consequently new housing starts in Grants Pass are still low.

The 2013 median family income for Grants Pass is $33,165, down from $34,652 in 2010.

The economic downturn has put additional pressure on the need for more affordable rental housing in particular as homeowners lost homes to foreclosure and became renters. The data provided by HUD has been supplemented when available to show more accurate figures of housing costs and affordability.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	111,200	182,400	64%
Median Contract Rent	456	666	46%

Table 30 – Cost of Housing

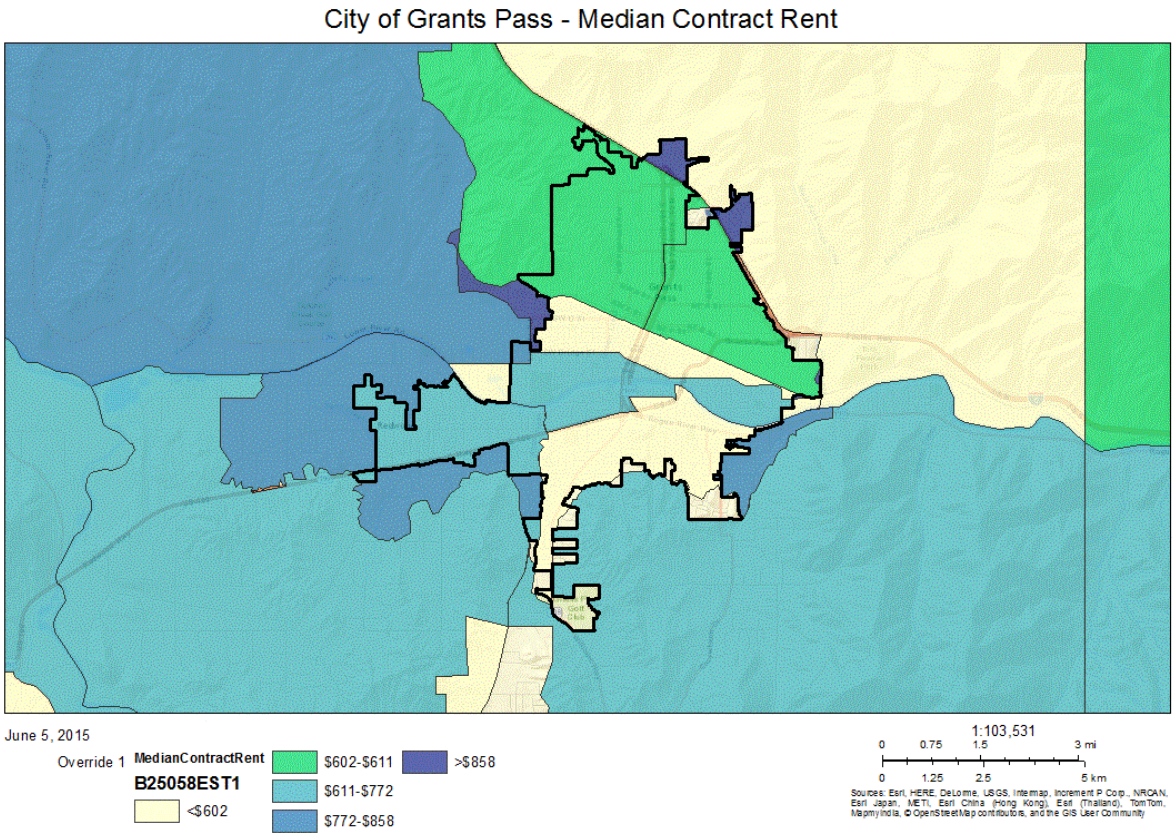
Data Source Comments: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	970	14.2%
$500-999	4,111	59.9%
$1,000-1,499	1,140	16.6%
$1,500-1,999	195	2.8%
$2,000 or more	437	6.4%
Total	***6,853***	***100.0%***

Table 31 - Rent Paid

Alternate Data Source Name:
2009-2013 ACS
Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)



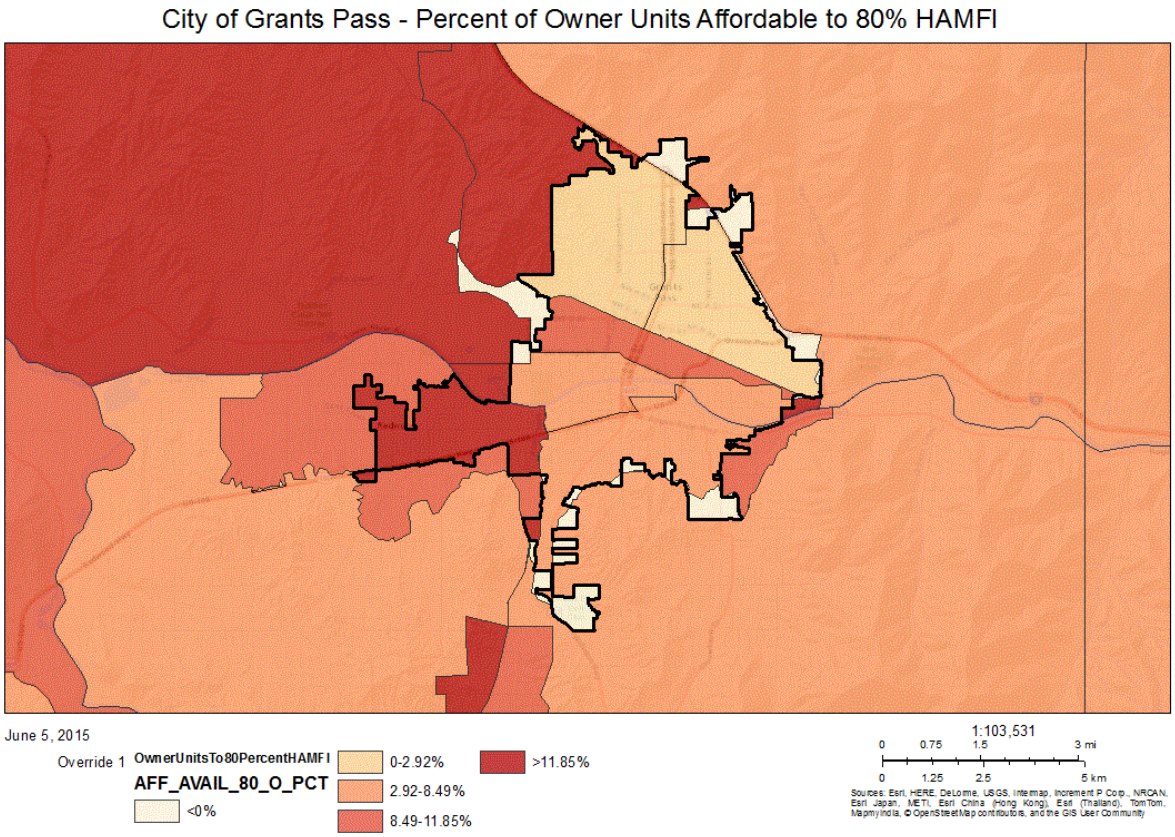
City of Grants Pass - Median Contract Rent

Housing Affordability

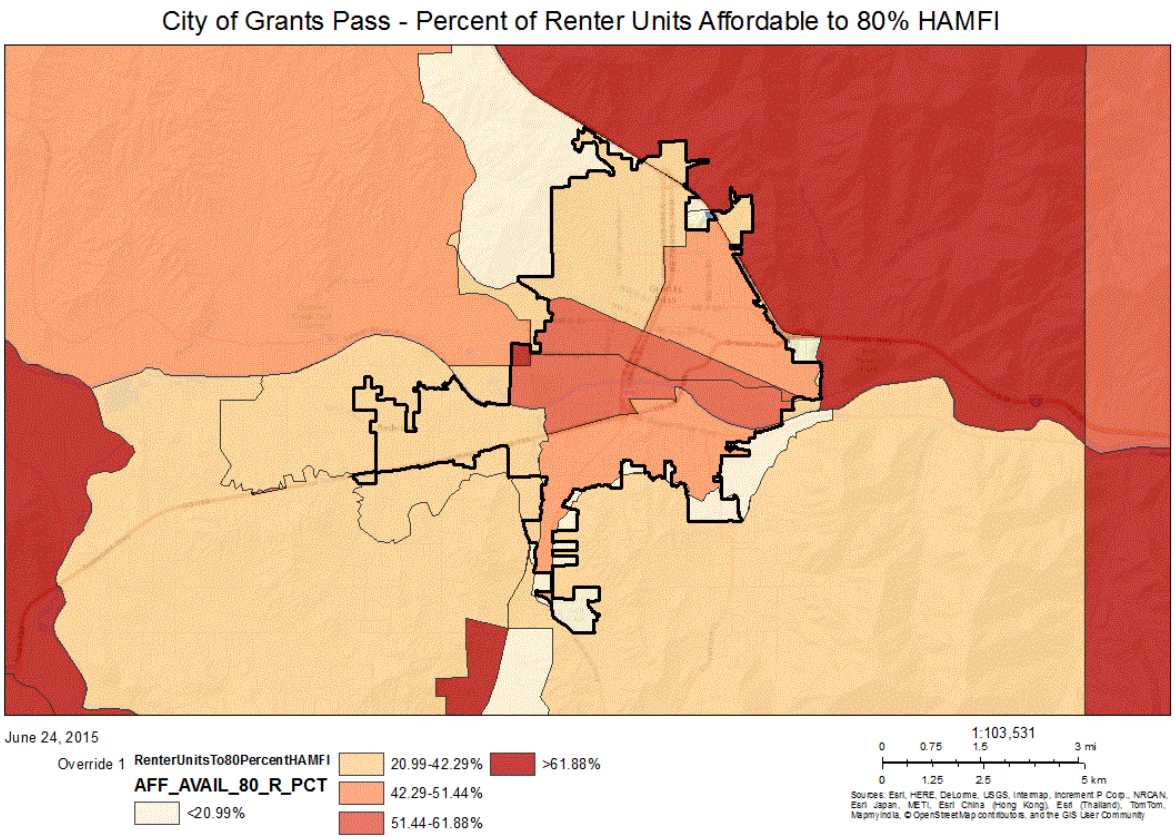
% Units affordable to Households earning	Renter	Owner
30% HAMFI	340	No Data
50% HAMFI	930	140
80% HAMFI	3,495	524
100% HAMFI	No Data	1,033
Total	***4,765***	***1,697***

Table 32 – Housing Affordability

Data Source: 2007-2011 CHAS



City of Grants Pass - Percent of Owner Units Affordable to 80% HAMFI



City of Grants Pass - Percent of Renter Units Affordable to 80% HAMFI

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	462	589	776	1,122	1,226
High HOME Rent	462	589	762	871	953
Low HOME Rent	462	501	601	694	775

Table 33 – Monthly Rent

Data Source Comments: 2015 HOME Rent Limits, Josephine County, Oregon

Is there sufficient housing for households at all income levels?

The Housing Needs Assessment in Section NA-10 of this Plan, and the Housing Problems discussions in NA-15, 20, 25 and 30, indicates that there is clearly need for more affordable housing for low-income and special needs residents of Grants Pass. The analysis of housing affordability presented in MA-15 supports the conclusions in the needs assessment.

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

As the economy improves, housing prices are rising and rental vacancy rates are decreasing. ACS data showed the rental vacancy rate in Grants Pass at 5.9% and vacant owner-occupied rate at 2% (2009-2013 ACS). Market rent for 3-bedroom units is more than $1,100 a month. However, anecdotal evidence from the Southern Oregon Rental Owners Association and area affordable housing providers indicates that the true rental vacancy rate in the Grants Pass area might be less than 2%. If true, the community can expect to see an increase in market rate rents and a decrease in available affordable housing.

JHCDC currently assists approximately 768 households through the HCV program as of March 2016. 75% of new admissions must be at or below 30% HAMFI to qualify. The remaining 25% must be 'very low income' (between 30% and 50% HAMFI) to qualify.

Based on 5-year ACS data, median home prices continued to decrease after 2010, putting a severe strain on new housing to meet community needs. However more current anecdotal evidence indicates home values are again rising, which may entice owners of residential properties to sell, further reducing availability of rental units.

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

According to HUD's 2015 HOME Rent Limits for Josephine County, Fair Market Rent for a 3-bedroom unit was $428 a month higher than the Low HOME Rent Limit and $251 a month higher than the High HOME Rent Limit. Due to the low vacancy rate, rents continue to rise each month.

There is a dire immediate need for more affordable housing units in Grants Pass. Even if started today, new housing projects would not be ready for occupancy for 18-24 months.

Discussion

Increased availability of affordable housing is critical to stabilizing Grants Pass families at-risk of homelessness, and to make it possible for low-income families to improve their financial situation.

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

Introduction

In general housing stock in Grants Pass is in standard condition. The majority of housing units (51%) were constructed after 1980, with 12% before 1950. About 6,929 units were built before 1980 and have the possibility of lead-based paint hazards.

One local agency, Jackson County Housing Authority, has a biannual program that helps low-income homeowners eliminate health and safety hazards to their homes. This program, funded through the State of Oregon, is available to Josephine County residents every other year. Now that Grants Pass is a CDBG entitlement community, that program will no longer be available to City residents.

The greatest condition issue in Grants Pass is cost burden. 1,565 households earning less than 80% of the median income experienced housing cost burden, spending 30 to 50% of their incomes on housing costs, in the 2007-2011 data. 2,690 households earning less than 80% HAMFI experienced severe housing cost burden, spending more than half of their income on housing costs. In all, 4,255 of households earning less than 80% HAMFI experience housing cost burden greater than 30%.

The following characteristics were found of households that were housing cost burdened:

- 1,250 renter households and 315 owner households earning less than 80% of the HAMFI experienced housing cost burden;
- 1,705 renter households and 985 owner households earning less than 80% of the HAMFI experienced severe housing cost burden;
- 765 renter households and 180 owner households, classified as extremely low income (earning less than 30% of the HAMFI), experienced severe housing cost burden

Definitions

For the purposes of this Consolidated Plan, Grants Pass will use the HUD housing quality standards as defined below:

- *Standard Condition:* A unit of housing is considered to be in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions are such that the HUD Section 8 Housing Quality Standards are not met, or a threat to the integrity or livability of the unit exists and should be addressed. Examples of ways in which the interiors of such homes might be rehabilitated include the replacement of heating systems, electrical system repairs or upgrades, plumbing system repairs or upgrades, energy efficiency improvements, and accessibility improvements.
- *Substandard Condition but Suitable for Rehabilitation:* This category describes dwelling units that does not meet one or more of the HUD Section 8 quality standard conditions, likely due to

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deferred maintenance or work without permits, but that are both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing or kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, or a missing or failing foundation). In order to be suitable for rehabilitation the unit value generally exceeds the cost of the repairs or upgrades that would be required in order to bring it to standard condition. This category of properties does not include units that require the correction of minor livability problems, or maintenance work.

- *Substandard Condition and Not Suitable for Rehabilitation:* This category describes dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and exterior elements that cause its classification as "substandard," or will be considered to be unfit to occupy for reasons of safety by the City's Building Official.

Housing Condition

The tables below display the number of housing units by tenure based on the number of housing conditions per unit. Selected conditions are the same housing problems identified in the Needs Assessment and include: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) has more than one person per room, and (4) cost burden greater than 30%. Housing cost burden was the biggest housing problem in Grants Pass, accounting for most of the units listed below.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,682	36%	3,616	52%
With two selected Conditions	59	0%	646	9%
With three selected Conditions	0	0%	32	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,650	63%	2,598	38%
Total	***7,391***	***99%***	***6,892***	***99%***

Table 34 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,408	19.1%	1,320	19.1%
1980-1999	2,174	29.4%	2,165	31.4%
1950-1979	2,582	34.9%	2,407	34.9%
Before 1950	1,227	16.6%	1,000	14.5%
Total	***7,391***	***100%***	***6,892***	***100%***

Table 35 – Year Unit Built

Alternate Data Source Name:
2007-2011 ACS
Data Source Comments:

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	3,809	52%	3,407	49%
Housing Units build before 1980 with children present	380	5%	785	11%

Table 36 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	130	0	130
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Alternate Data Source Name:
2015 Josephine County Assessor
Data Source Comments:

Need for Owner and Rental Rehabilitation

As mentioned previously, the majority of housing stock in Grants Pass falls under the category of standard condition. 63% of owner-occupied has none of the selected condition; 2,682 owner-occupied and 3,616 renter-occupied units exhibit one of the selected conditions. According to the 2013 ACS, 0.2% (about 14) of owner-occupied and 0.7% (about 50) of renter-occupied units fall into “substandard” housing (lacking complete plumbing facilities). 100% owner-occupied units have complete kitchen facilities while 11.5% (more than 800) of renter-occupied units lack kitchens.

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

According to the 2007-2011 ACS, 3,809 owner-occupied and 3,407 renter-occupied housing units in Grants Pass were built before 1980 and thus are at risk for lead-based paint hazards. The 2007-2011 CHAS data shows 380 (5%) those owner-occupied units and 785 (11%) of those renter-occupied units have children present.

Discussion

While relatively small in number compared to the overall housing stock, the data suggest that there is a need for owner and rental unit rehabilitation in Grants Pass, especially when more than 800 renter-occupied units lack complete kitchen facilities, indicating that those units may be illegal conversions done without permits or are extended-stay hotels. The homeowner rehabilitation program administered by the Jackson County Housing Authority is no longer available to Grants Pass residents.

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

Introduction

Grants Pass does not have public housing developments, only properties owned or controlled by Josephine Housing and Community Development Council and the Jackson County Housing Authority, both regional housing authorities. Those units are well-maintained and have maintenance plans in place. However, there aren't enough to meet the need for affordable housing for low-income residents.

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				869		869	15	0	75
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:
Josephine Housing & Community Development Council
Data Source Comments: Updated data from JHCDC for March 2016

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:

Grants Pass does not have public housing developments. Grants Pass has 678 regulated affordable housing units. Of these, 201 units are set aside for families and any age households, 423 for seniors and/or disabled, and 49 for chronically mentally ill (CMI) persons. All of the assisted

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units are limited to low-income tenants and many house tenants with very low or extremely low incomes. All of these properties are generally well-maintained.

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Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

Publically assisted housing units in Grants Pass are aging and will need rehab and on-going appliance/HVAC/roof/parking lot replacement in the future. Most are in generally good condition with on-going up-keep and maintenance being completed as needed.

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

Grants Pass does not have public housing developments.

Discussion:

Grants Pass does not have public housing developments.

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

Introduction

Grants Pass is a giving community offering a variety of services targeted toward assisting people who are homeless and at risk of becoming homeless. Homeless and low-income people in Grants Pass can get food from a number of sources, including the Saint Vincent de Paul dining room. Several food pantries distribute food to needy Grants Pass families. The Gospel Rescue Mission provides two emergency homeless shelters: Wagner Hall, the men's shelter, provides 30 beds to men needing a place to stay, with a 30-day maximum. Fikso Family Center, the shelter for women and children, provides 12 rooms for women with up to 4 children and 4 bunk rooms for single women. The maximum stay is 30 days. Finally, the Women's Crisis Support Team operates the Talsunne Safe House, which provides emergency shelter for up to 13 women and their children who are victims of domestic violence.

Consultations with area service providers identified the following gaps in facilities or services in Grants Pass and the need for more existing services:

- Increased access to appropriate care for the mentally ill who make up a significant segment of the homeless population.
- Jobs and job training.
- Sources of rental assistance are needed to prevent at-risk families and individuals from becoming homeless and/or to re-house them quickly in the event they become homeless.
- Teen and family outreach and homeless prevention programs.
- Support services to move homeless residents into stable housing and to prevent the loss of housing by at-risk populations.
- Additional domestic violence shelter capacity.

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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)	25	0	21	0	0
Households with Only Adults	30	0	5	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2015 PIT and public data

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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

Options for Southern Oregon serve as the Community Mental Health Program and provide additional services such as the Integrated Primary Medical Care Program for all members of the community. They address issues related to housing, advocacy, community integration, crisis intervention, therapy, co-occurring issues, education, work and economic issues. They foster development of mental and emotional health in children, adults and families. Staff will continue consultation throughout the Consolidated Plan process.

St. Vincent de Paul provides assistance when funding is available for utility bills, rent, laundry, clothing, emergency food, bus transportation, home visits, counseling and referrals.

Gospel Rescue Mission operates two emergency homeless shelters in Grants Pass. They work with over 40 local churches to provide clothing, spiritual counseling, education, food, healthcare and shelter. They work closely with community businesses and other local service agencies. The City is currently working with the GPM to establish a sobering center for a safe and secure detox facility and provide those individuals with the appropriate care services. The GPM operates the Fisko Family Center which shelters and sleeps up to 60 homeless women and children, cooks over 350 meals free every day, provides clean clothing and shoes, daily free showers for street people, 5,000 square feet of raised beds for vegetables, free dental care. The City will continue to coordinate with the GPM throughout the Consolidated Plan process.

United Community Action Network (UCAN) is the Community Action Agency and Continuum of Care lead agency that serves Grants Pass with affordable housing, food, Head Start/Early Head Start programs, health insurance and Rx assistance, heat assistance, homeless services, information and referrals, money management, national service programs, tax assistance, transportation services, and weatherization.

What services are available and other sources were missed?

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.

UCAN, the area's non-profit Community Action Agency and Continuum of Care lead agency, works with area partners to update plans to address homelessness, including conducting the annual PIT count.

Grants Pass School District No. 7 provides McKinney-Vento Act assistance to homeless and at-risk children and their families, including help finding shelter, food, clothes, transportation to school.

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

Introduction

There are a number of agencies in Grants Pass that offer a comprehensive set of services to meet the needs of special needs populations. In addition to the homeless services described in the previous section of this Plan, a network of providers also deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, people with alcohol or other drug addictions, and individuals and their families living with HIV/AIDS.

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

Elderly and Disabled

Grants Pass agencies provide a broad range of housing and supportive services for the elderly and frail elderly. Housing opportunities include 423 subsidized low income/affordable units set aside for the elderly and/or disabled and 49 for chronically mentally ill (CMI) individuals.

The following agencies provide services to the elderly and frail elderly.

Dial-A-Ride, provided by Josephine Community Transit, is available for Grants Pass seniors and disabled residents who require transportation.

Rogue Valley Council of Governments Senior and Disability Services assists seniors and adults with disabilities through a network of services to help seniors and adults with disabilities live with dignity and independence. An 11-member Disability Services Advisory Council, and a 23-member Senior Advisory Council appointed by the RVCOG Board of Directors, assists in planning and advocacy.

United Community Action Network's RSVP Program offers many different service opportunities for volunteers, including tax return assistance, Medicare benefits explanation, prescription assistance, Meals-on-Wheels, and veteran transportation.

Handicap Awareness and Support League (HASL) is a non-profit organization advocating for people with disabilities and senior citizens in Grants Pass. HASL provides a myriad of services, including advocacy, independent living skills, information and referral, peer monitoring, ADA access consultations, and employment services.

Persons with Mental, Physical and/or Developmental Disabilities

Several agencies with missions to house and/or provide services to persons with mental, physical and/or developmental disabilities operate in Grants Pass. Options for Southern Oregon own and

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operate supported housing for people with mental disabilities. Agencies that provide services to people with disabilities include:

Dial-A-Ride, provided by Josephine Community Transit, is available for Grants Pass seniors and disabled residents who require transportation.

Community Living Case Management (CLCM) provides intake and eligibility determinations, general case management/service coordination, protective services for adults, contractual services for community base programs such as residential supports and employment or alternatives to employment, foster care recruitment and licensing and placements for adults and children, high school transition services, and crisis services.

Options for Southern Oregon provides a full range of evaluation and treatment services to county residents of all ages, including a variety of services to those with serious mental illness; intensive treatment, case management and outreach services to those under civil commitment; oversight of mental health residential programs, adult foster homes, residential treatment homes and the secure residential treatment facility.

Persons with Alcohol or Drug Addictions

Josephine County Community Corrections provides a substance abuse program that offers outpatient alcohol and drug treatment to adolescents and adults who are residents of Josephine County.

OnTrack provides residential and outpatient drug and alcohol rehabilitation services in Grants Pass.

Options for Southern Oregon own and operate Freedom House, a seven-room residential facility that serves women in recovery from alcohol and chemical dependency.

Persons with HIV/AIDS

Josephine County Public Health has a HIV prevention program aimed at reducing the incidence of HIV infection through HIV education, counseling/testing, and the provision of case management for HIV-positive residents of Josephine County. Persons with HIV/AIDS live independently in the community.

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

Case workers from Options for Southern Oregon work with clients and their families to find supportive housing after discharge from mental health care facilities, whether it is through in-home services or placement in assisted or supported living facilities.

Asante Health System, which operates Three Rivers Community Hospital in Grants Pass, has medical social workers who work with patients and their families on discharge planning. Options for Southern

Oregon operate the Crisis Resolution Center, a hospital diversion program with both mental health hold and non-hold beds. A gap in supportive housing resources is the lack of any supportive transitional housing that could act as a step down from CRC. Individuals that have reached their maximum benefit from a stay at CRC are released back into the community often due to a lack of other options. This can lead to a revolving door effect where they end up immediately back at the hospital or CRC. Having a supported housing program that could offer a placement for individuals that no longer needed the intense support offered by CRC, but still needed some support and transition time before returning to the community would dramatically reduce the number of re-hospitalizations.

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)

As stated in the goals of the Consolidated Plan, the City's priority is to work with community partners to increase the supply of housing that is affordable to its lowest income residents, including those at risk of homelessness or who have other special needs.

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))

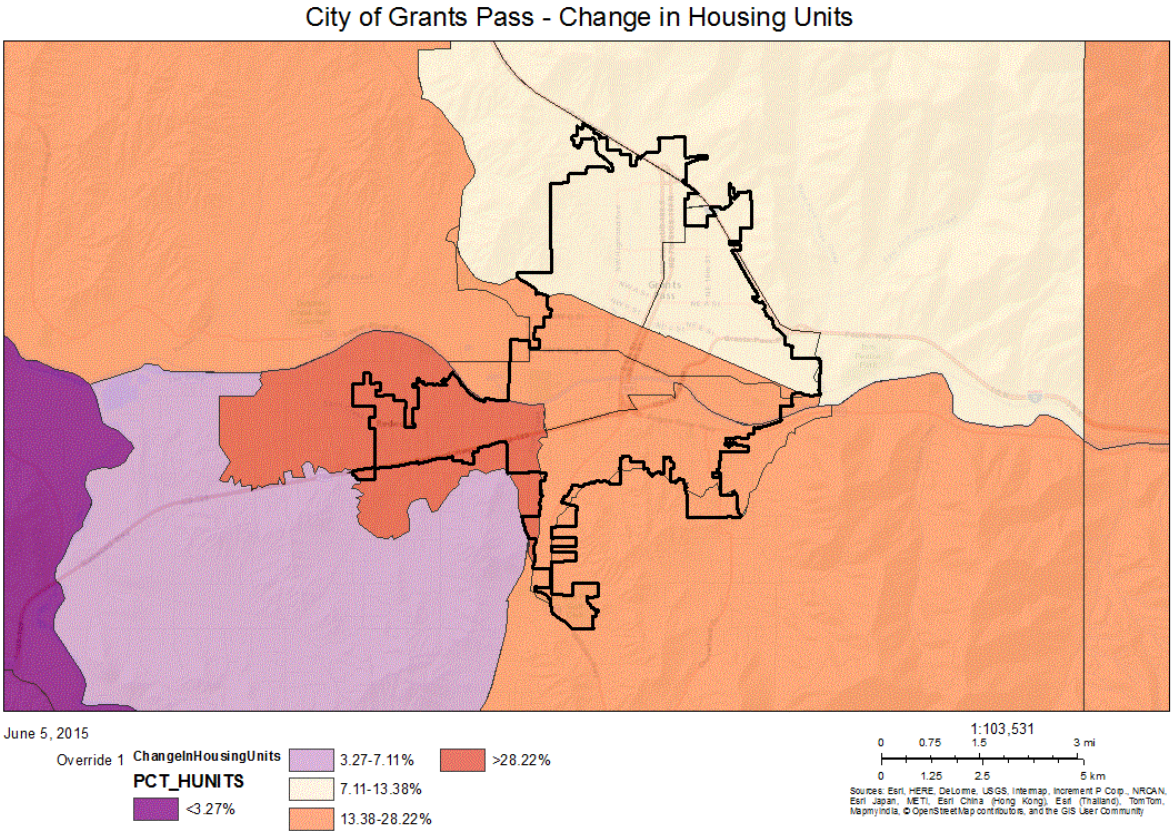
As stated in the goals of the Consolidated Plan and in the 2015-2016 Annual Action Plan, the City's priority is to work with community partners to increase the supply of housing that is affordable to its lowest income residents, including those at risk of homelessness or who have other special needs.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Grants Pass recognized a lack of affordable housing several years ago and worked with local organizations on projects to provide relief for community families. However, the economic collapse and subsequent housing crash of 2009 resulted in a temporary reduction of some housing costs. The City has not, as of yet, conducted a comprehensive, stand-alone study of barriers to affordable housing in Grants Pass.

The City intends to undertake an official study to explore any policy barriers to affordable housing during the first year of project activity, as stated in the 2015-2016 Annual Action Plan.



City of Grants Pass - Change in Housing Units

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

Introduction

Business and employment sectors in Grants Pass have suffered losses since 2007, though there are indications the economy is beginning to rebound. Unemployment in Grants Pass has dropped from 14.9% in March 2009 to 6.9% in March 2015, and building permits issued by the city are on the upswing. In 2014 the City issued 81 residential building permits, up from 27 in 2011.

The 2007-2011 ACS supplied by HUD shows a workforce (those aged 16-64) of 15,503.

The business activities in Grants Pass that employ the most people are the Education and Health Care Services; Retail Trade; Arts, Entertainment, and Accommodations; and Manufacturing sectors. While the largest sector, Education and Health Care Services, employs many higher wage workers as public school educators, nurses, and other health professionals, the activity also has many low-wage education aides, home health care, and residential facility workers.

Approximately 85% of Grants Pass workers travel less than 30 minutes to work according to the 2007-2011 ACS, while 15% travel more than 30 minutes. The majority of those with commute times of more than 30 minutes, travel between 30 and 59 minutes, meaning they likely work in other southern Oregon communities – Medford, Central Point, Rogue River, or Ashland. Data from the US Census Bureau's 2011 Longitudinal Employer-Household Dynamics survey shows that 17,216 people are employed in Grants Pass; of those, 6,087 people live and work in Grants Pass and 11,129 people live elsewhere and work in town.

Grants Pass residents tend to have lower educational attainment than the statewide average. Of the population 25 years and older 9.4% hold Bachelor's degrees, while the statewide rate is 18.7%. (2009-2013 ACS) Of the largest group of workers, those between the ages of 18-64 years, 6,630 individuals have only a high school diploma or GED. Meanwhile, only 2,569 have obtained a bachelor's or graduate/professional degree.

As reflected in the 2009-2013 ACS, median income for Grants Pass households is $33,165, below the Oregon median of $50,229. The 3-year 2011-2013 ACS shows a further drop in median income to $31,384. Median income for a Grants Pass worker aged 25 years and over with a Bachelor's Degree is $39,370. Those with a graduate or professional degree have a median income of $67,768 (2009-2013 ACS).

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Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	191	17	2	0	-2
Arts, Entertainment, Accommodations	1,247	2,177	14	15	1
Construction	370	377	4	3	-1
Education and Health Care Services	1,969	3,754	23	26	3
Finance, Insurance, and Real Estate	538	932	6	7	1
Information	205	292	2	2	0
Manufacturing	1,068	1,358	12	10	-2
Other Services	464	726	5	5	0
Professional, Scientific, Management Services	399	550	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	1,590	2,978	18	21	3
Transportation and Warehousing	255	177	3	1	-2
Wholesale Trade	408	878	5	6	1
Total	8,704	14,216	--	--	--

Table 41 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	15,010
Civilian Employed Population 16 years and over	13,097
Unemployment Rate	12.74
Unemployment Rate for Ages 16-24	26.62
Unemployment Rate for Ages 25-65	8.79

Table 42 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,050
Farming, fisheries and forestry occupations	632
Service	2,022
Sales and office	3,822
Construction, extraction, maintenance and repair	1,249
Production, transportation and material moving	887

Table 43 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,533	85%
30-59 Minutes	1,589	13%
60 or More Minutes	248	2%
Total	***12,370***	***100%***

Table 44 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	861	203	598
High school graduate (includes equivalency)	2,931	420	1,397
Some college or Associate's degree	4,513	758	1,978

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Bachelor's degree or higher	2,063	39	368

Table 45 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	71	51	123	221	400
9th to 12th grade, no diploma	611	351	289	627	895
High school graduate, GED, or alternative	1,375	1,196	1,210	2,360	2,177
Some college, no degree	654	1,190	1,088	2,908	1,729
Associate's degree	189	728	316	1,030	442
Bachelor's degree	116	385	456	848	547
Graduate or professional degree	0	127	286	368	327

Table 46 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,287
High school graduate (includes equivalency)	22,254
Some college or Associate's degree	24,569
Bachelor's degree	34,408
Graduate or professional degree	67,712

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The major employment sectors are:

1. Education and Health Care Services 26.4%

2. Retail Trade 20.9%

3. Arts, Entertainment, Accommodations 15.3%

4. Manufacturing 9.6%

72.2% of jobs are in these four business sectors. The largest sector, Education and Health Care Services, requires some professional certified training. Much of the training needs to be in a classroom and requires some certification upon completion. Retail Trade requires customer service understanding. This can be OJT or professional classroom. There will also be a need for communications, technology, and math skills. Arts, Entertainment, Accommodations will require a variety of skills. Manufacturing will require a higher level of training of both, Retail Trade and Arts, Entertainment, Accommodations. Manufacturing will require skill sets that are dependent upon the industry.

Describe the workforce and infrastructure needs of the business community:

Every three years the Grants Pass and Josephine County Chamber of Commerce provides a business survey through their Business Retention and Expansion Committee (BR&E). The objectives of this study are:

- To demonstrate to local businesses that the community appreciates their contributions to the local economy.
- To help existing businesses solve problems.
- To assist businesses in using programs aimed at helping them become more competitive.
- To anticipate future local business issues and trends, then develop strategies to address them.
- To build community capacity to sustain growth.
- To specifically identify those businesses poised to expand that need assistance to grow.
- To develop collaborative relationships.
- To attract support businesses.

The results of the survey have identified the following lack of programs and skills necessary for a growing diverse business culture in our workforce and business community.

Those educated/skilled in a trade are gainfully employed; the remainder of the community is primarily made up of an unskilled workforce. Simple training in areas such as Customer Service Skills, Basic Workforce Skills, Management/Supervisory Skills, Basic Technical Skills, Sales, Basic Computer Skills, Utilizing new machinery or Technology, and Advanced Computer Skills is needed.

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.

The Grants Pass area is growing. Retirees are moving into the area daily. The medical professions are growing and often have a difficult time filling vacant positions. Mid-Rogue IPA is building a new campus at the north end of town. Grants Pass has a growing service industry with employers such as WinCo Grocery and Red Robin Restaurant beginning to build new facilities in the area. The City is also looking into the possibility of establishing an Urban Renewal Area in some blighted areas. There is limited industrial land available, much of which will need a heavy inflow of dollars to make it to shovel ready. With new medical, service and manufacturing jobs in the area, there is a need to educate the community's unskilled work force. Programs in customer service are needed just to fill the entry level positions and advanced skill training is needed to meet the more advanced job requirements.

Advance skills critical to our business success include: Customer Service Skills, Mechanical Skills, Medical/Health Care Professionals, Computer/IT Skills, Good Work Ethic, Welding Skills, Communication Skills, Math Problem Solving Skills, Marketing Skills, Agriculture Skills, and Construction Skills.

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

The Grants Pass workforce does not have the skills necessary to be successful in our jurisdiction. The high school graduation rate stands at 69% and the most skilled of those that graduate leave the community for higher education or higher paying jobs outside the area. Those that stay have a skill or training from high school and may have a job. Grants Pass currently has an aging workforce with younger people seeming to be staying out of the workforce longer than their parents did. But, as the number show, Grants Pass has a higher population of retire aged people than younger population. And this trend is schedule to continue. There appears to be an aging population that is returning or moving into the area for the low cost of living and the climate.

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.

The Grants Pass and Josephine County Chamber of Commerce is looking at bringing in a trainer for a one day workshop on customer service. The Rogue Community College Small Business Development Center is continuing to offer a wide selection of business courses. The RCC Continuing Education Division is offering customized training for its larger business clients. RCC Workforce Training provides responsive, career-focused training for citizens and businesses in order to develop a more productive worker and improve the quality of life among residents.

All of these will support the City's Consolidated Plan. It will be helpful if trainings are public and low-cost/no-cost continuous offerings. More people can then be reached with training to prepare them for the workforce.

The Job Council is a local organization that provides free job training and employment services to the public. The Job Council also provides local employers with new employees and work with private employers to plan for future labor needs. They also assist with school-to-work programs, including work experience.

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 City has recently awarded a contract for the development of a Comprehensive Economic Development Strategic Plan, which includes the City of Grants Pass and Josephine County.

The scope of work includes the following key elements:

a. Review and analysis of existing demographic and socioeconomic data, labor force characteristics, City and County generated revenues, and other key economic data.

b. Prepare key demographic trends and forecasts, social factors, economic factors and financial indicators for inclusion into the strategic plan. This task should include preparation of a market study of the region's retail/commercial and industrial sectors.

c. Identify the community's assets and competitive advantages, with proposed activities and programs to incorporate these assets and advantages into an overall economic development strategy.

d. Review and analysis of local ordinances, policies, and rules, providing recommendations on making adjustments to favor economic growth.

e. Prepare and facilitate of up to three (3) stakeholder workshops.

f. Attend up to 3 meetings with County and City Policy Boards, staff and key community members to identify and prioritize economic development goals and objectives and proposed activities and programs.

g. Prepare a locally-based Economic Development Strategy setting forth prioritized goals and objectives for taking advantage of the opportunities surrounding the Grants Pass area, as well as for solving the economic development problems of the area.

h. Prepare an economic development action plan including prioritized target markets, suggested activities, projects, and programs to implement objectives and goals set forth in the strategy.

i. Prepare performance measures with timelines that will be used to evaluate whether and to what extent plan goals and objectives have been or are being met.

j. Attend of up to 2 meetings and/or workshops with the Josephine County Board of Commissioners and Grants Pass City Council.

k. Help the City/County identify what makes Grants Pass/Josephine County unique and special and how the City/County can position itself for the future while retaining those qualities.

l. Establish performance measurements, benchmarks, or milestones that measure the City/County's progress throughout the Economic Development Strategic Planning Process.

m. Develop and initiate a public involvement program that engages the community in this process.

n. Identify means by which consultant will work with City/County staff, elected officials and key community members to identify and prioritize economic development goals and objectives and proposed activities and programs.

o. Review the availability and effectiveness of City, County, State, Federal and Regional incentive programs.

p. Review policies, procedures and codes that affect economic development and growth, and recommend policy, process or procedural changes.

q. Conduct "leakage" analysis.

r. Identify and describe economic development potential and ways to grow and diversify the economy.

s. Establish planning parameters for setting a future growth policy for industry and workforce.

t. Identify, analyze and define roles and responsibilities in existing and potential partnerships with other entities, both internal and external

u. Develop a sales and marketing plan with budget projections. Include brand development, marketing tools, a sales plan and implementation strategy.

v. Provide the specific deliverables

Discussion

The City of Grants Pass has a commitment to the community for the implementation of the Economic Development Strategic Plan once completed. There have been funds set aside and assurances from Council that implementation of the plan will happen. This will include priorities such as job creation, increase in the number of family wage jobs through the promotion of job and skills training. Similarly, the City of Grants Pass may prioritize the use of some CDBG funding to support programs and training that help achieve the goal of expanding opportunities for the citizens to work where they live.

MA-50 Needs and Market Analysis Discussion

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

Six Census Block Groups and one Census Tract meet the threshold of having at least 51% LMI population. Three additional Census Tracts, while not meeting the LMI threshold, contain LMI populations that experience significant rates of any of the four selected severe housing problems (lacks complete plumbing or kitchen facilities, overcrowding, cost burden in excess of 30%).

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

Grants Pass is overwhelmingly non-Hispanic white. The Hispanic population of Grants Pass (approximately 8.6%), is spread across the city. Slightly higher concentrations of the Hispanic population (between 10.4% and 13.25%) are found in three of the six Census Tracts in Grants Pass.

In one Census Tract more that 51 percent of the households earn less than 80% of the AMI. The area is generally bordered on the north by the Southern Pacific tracks, the south by Bridge/'M'/'N' Streets and on the west by the city limits.

Additionally, six Census Block Groups, described as follows, have at least 51% of its residents earning less than 80% of the HAMFI:

- Area bordered on the north by Savage Street, the south by 'D' Street, the east by 10th and 12th Streets and Beacon Drive, and on the west by Dean Drive and 9th Street.
- Area bordered on the north by 'A' Street, the south by 'G' Street, the east by 6th Street, and the west by Booth and Dimmick Streets.
- Area bordered on the north by 'G' Street, the south by Bridge and 'M' Streets, the east by 6th Street, and the west by Oak Street.
- Area bordered on the north by 'G' Street and the Southern Pacific tracks, the south by 'M' and 'N' Streets, and on the west by 6th Street.
- Area bordered on the north by 'M' and 'N' Streets, the south by the Rogue River, and the west by 6th Street.
- Area bordered on the north by the Rogue River, the south by Fruitdale Drive, and the west by Parkdale Drive.

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

These areas contain a mix of single-family detached homes (both rental and owner-occupied), duplexes, triplexes and four-plexes, apartment complexes, single-family attached homes, and manufactured dwellings. The area includes some newer in-fill development as well as many homes built from the

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1950s through the 1980s along with a smattering of older homes. Those areas north of the Rogue River have higher concentrations of homes built prior to 1950.

Are there any community assets in these areas/neighborhoods?

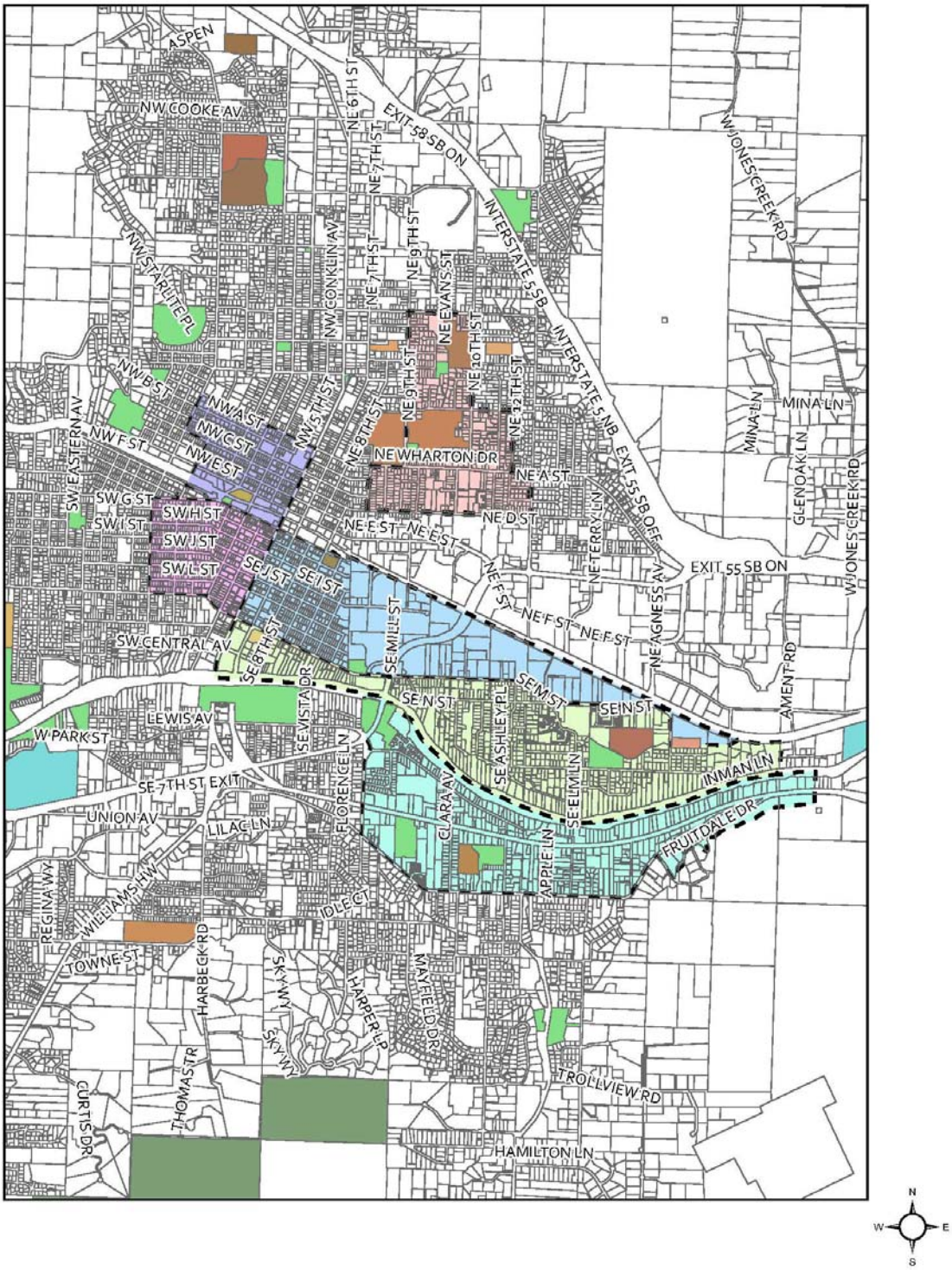
As some of the oldest areas of Grants Pass, several community assets exist in the above described neighborhoods, including:

- Lincoln, Riverside, Fruitdale, and Grants Pass High Schools
- Croxton Memorial, Eckstein, Fruitdale, Morrison, Baker, Skate, and Debo Parks
- Caveman Municipal Pool
- Southern Oregon Growers' Market
- Grants Pass Water Filtration Plant
- Grants Pass City Hall
- Josephine County Courthouse
- Grants Pass Post Office
- Boys and Girls Club
- Head Start
- 'G' Street National Historic District
- Three-fourths of the Central Business District

Are there other strategic opportunities in any of these areas?

- Most of the residential properties north of the Rogue River are either fully or mostly developed. Some infill or residential redevelopment opportunities exist, especially in areas zoned for moderate-high density and high density residential.
- The majority of underdeveloped residential properties are located south of the Rogue River. The Housing Authority of Jackson County is currently constructing a new affordable housing development called Parkview Terrace in this LMI area.

City of Grants Pass LMI Cenus Block Groups



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Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan summarizes the City of Grants Pass' community development, housing, and economic development priorities, goals and strategies for program years 2015-2019 pursued through the use of the Community Development Block Grant program and partnerships with local organizations.

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

Geographic Area

Table 48 - Geographic Priority Areas

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

General Allocation Priorities

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

Grants Pass has only one Census Block Group that is more than 51% LMI according to the 2013 ACS.

With the median household income within the City of Grants Pass at $33,165 (2009-2013 ACS) the lack of affordable housing and living wage jobs affect LMI persons throughout the city.

Since the City's CDBG allocation is small, funds will be used for projects that benefit low and moderate income residents throughout the community.

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

Priority Needs

Table 49 – Priority Needs Summary

1	**Priority Need Name**	Support fair housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly Frail Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Support Fair Housing
	Description	Develop a Fair Housing Plan to better understand challenges and impediments to fair housing in Grants Pass.
	Basis for Relative Priority	Conduct an analysis to fair housing choices to assess Grants Pass' fair housing needs and develop a plan to address any impediments.
2	**Priority Need Name**	Support affordable housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly Frail Elderly
	Geographic Areas Affected	Target area
	Associated Goals	Support Affordable Housing Affordable Housing
	Description	Conduct an analysis to provide better understanding of the impediments to affordable housing in Grants Pass and develop a plan to improve the options to affordable housing to low- and moderate-income persons.
	Basis for Relative Priority	With incomes low and overall rental vacancy rate around 2%, and rents rising, affordable housing is a critical need. Affordable housing is key to stabilizing families at risk of homelessness.
3	**Priority Need Name**	Homeowner weatherization and energy efficiency
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	Target area

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	Associated Goals	Assistance helping with housing needs
	Description	Work with local organizations to ensure housing is safe and livable for low- and moderate-income residents of Grants Pass.
	Basis for Relative Priority	Grants Pass has a somewhat high number of homes constructed prior to 1980. Those homes are more likely to need weatherization and energy efficiency upgrades to keep utility costs low, housing safe, and housing costs low.
4	**Priority Need Name**	Microenterprise education assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Target area
	Associated Goals	Increase Economic Opportunities
	Description	Partner with Rogue Community College Small Business Development Center to provide training to low- and moderate-income micro-entrepreneurs.
	Basis for Relative Priority	Grants Pass and Rogue Community College SBDC have an on-going relationship and proven track record in providing micro-enterprising assistance programs. This project would continue that partnership and foster economic growth for the community's low- and moderate-income micro-entrepreneurs.
5	**Priority Need Name**	Emergency housing assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

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	Geographic Areas Affected	Target area
	Associated Goals	Emergency Housing Assistance
	Description	Provide short-term emergency assistance to homeowners and renters that are at risk for homelessness.
	Basis for Relative Priority	High housing costs coupled with low vacancy rates makes prevention of homelessness a vital need for the community. Keeping families in their homes stabilizes the community and is more cost effective than providing emergency housing through shelters.
6	**Priority Need Name**	Teen training services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Target area
	Associated Goals	Increase Economic Opportunities Boys & Girls Club
	Description	Partner with the Boys and Girls Club to provide teen training services to low- and moderate-income families in Grants Pass.
	Basis for Relative Priority	Due to increasing demand for services provided by the Boys and Girls Club, this expanded program will fund expanded services not currently provided for low-and moderate-income families in Grants Pass.
7	**Priority Need Name**	Encourage development of affordable housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly 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
	Geographic Areas Affected	Target area
	Associated Goals	Affordable Housing
	Description	Through a variety of programs provided by community partners, the City of Grants Pass will provide assistance needed to encourage the retention of existing or development of additional units of affordable housing in the community.
	Basis for Relative Priority	Lack of affordable housing is an identified need for Grants Pass. This project will implement activities needed to ameliorate barriers to affordable housing.

Narrative (Optional)

As described in NA-10 and Table 7, the City has determined that a number of household types, "Populations" in Table 49, (including those with extremely low/low/and moderate income, large families, families with children, and elderly) experience cost burden and/or severe cost burden. These cost-burdened households are the focus of the short-term emergency assistance activity that may arise due to one-time expenses where there is no cushion to absorb these costs.

UCAN also identifies other households at risk-of-homelessness and provides a range of services to help meet these needs (See AP-65). For participants that come to UCAN to seek housing, every attempt possible is made to provide the skills needed along with support to obtain adequate housing. For many, the search is long and difficult as available housing units are low and many have additional barriers such

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as felonies that keep them from being housed quickly. Once housing is located, case managers help with needed skills to remain in housing as well as assistance with the rent to help attain stability.

Priority homeless needs include immediate accessible emergency shelters and affordable housing. UCAN does not provide emergency shelter except in extreme circumstances. Through the efforts of the Homeless Task Force and the annual Point in Time Count, several agencies have opened warming centers to assist the homeless during the coldest winter months.

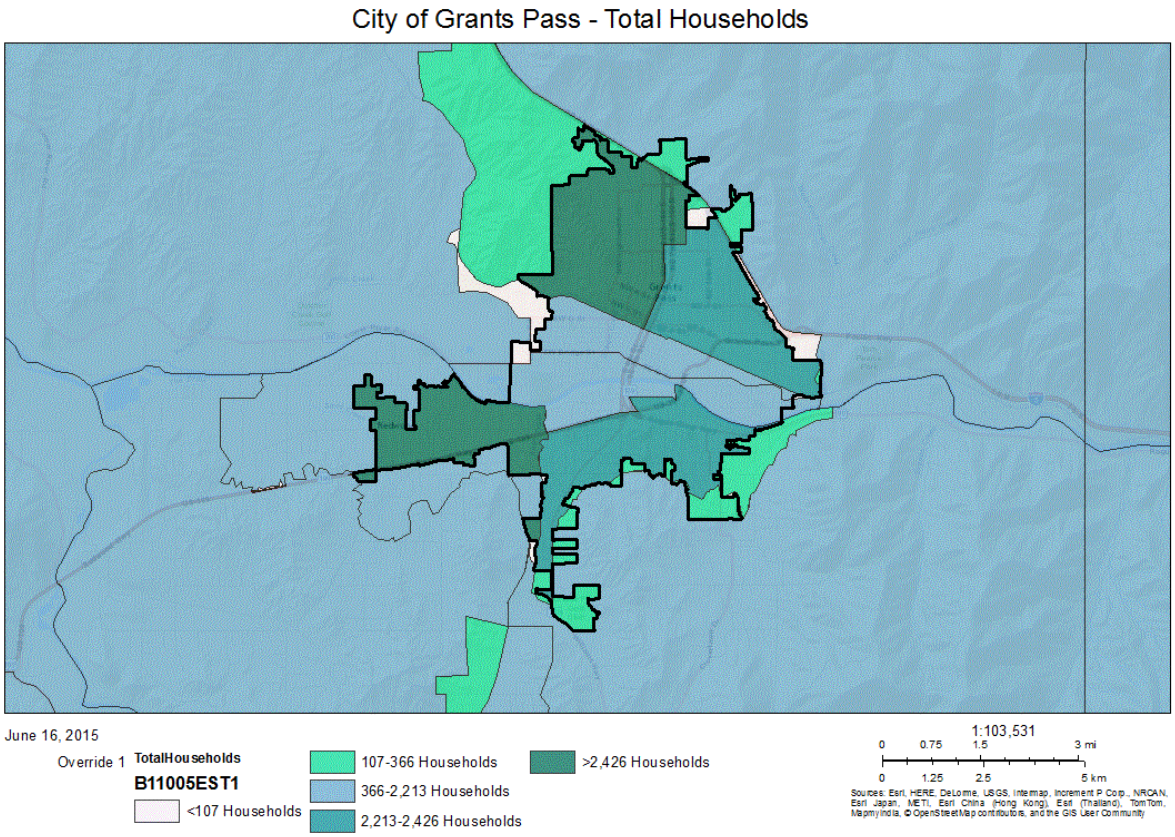
SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

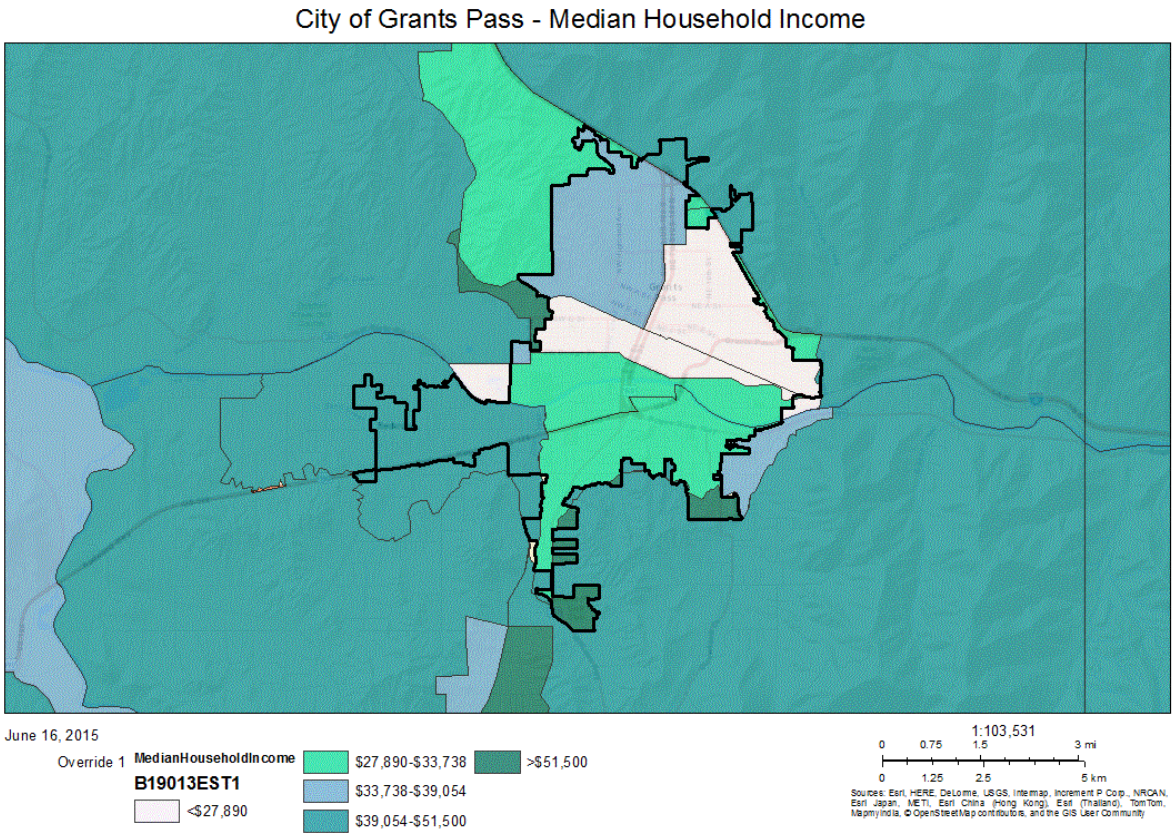
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market conditions that could influence the use of TBRA include rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units. Data shown in Table 33 indicates that the fair market rent for anything other than an efficiency unit far exceeds low HOME rent limits. In addition the current lack of available inventory of rental units due to low vacancy rates limits the ability to fully use or provide additional funding for TBRA programs such as Section 8 vouchers.
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. Data shown in Tables 9 and 10 indicate that a significant number of Grants Pass households experience housing cost burdens in excess of 30% of their income.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Data provided in Table 36 shows that 52% of owner-occupied and 49% of renter-occupied housing units were constructed prior to 1980, indicating that rehabilitation may be a need. Rehabilitation activities can be influenced by the cost of materials and labor. 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. Past experience in Grants Pass indicates that rehabilitation of older housing units, especially in developing areas of town, is less preferable than new construction. With low vacancy rates, local developers may capitalize on the opportunity to acquire inexpensive property with existing units that are in need of rehab and demolish the housing unit to facilitate redevelopment of market-rate housing.
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 50 – Influence of Market Conditions



City of Grants Pass - Total Households



City of Grants Pass - Median Household Income

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

Introduction

The CDBG allocation for Grants Pass in FY 2015-2016, its first year as an entitlement community, is $275,000. With the limited amount of available funding, the funds have been designated for specific targeted activities and in large enough amounts that will make the most impact on the many needs in Grants Pass.

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	275,000	0	0	275,000	1,100,000	This set of estimates is based on guidance provided by HUD on the City's FY 2015-2016 award. The expected amount available for the remainder of the ConPlan is based on a simple projection of the FY15-16 amount.

Table 51 - 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

The City anticipates providing CDBG funding to a variety of programs and activities over the five year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, ability to complete the activity, and availability to leverage other resources.

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- Projects aimed at supporting economic activity will likely leverage other state education and federal small business funding.
- Funds allocated to public services will likely be gap financing for a non-profit organization that will provide the balance of funds needed for an activity.

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

At this time no publically owned land or property has been identified.

Discussion

The City will use CDBG funds in partnership with sub-recipients to leverage private, state, and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to sub-recipients for public services or economic development are anticipated to leverage other funding sources.

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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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GRANTS PASS	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Josephine Housing and Community Development Council	PHA	Rental	Jurisdiction
UCAN	Continuum of care	Homelessness Non-homeless special needs Rental	Region
OPTIONS for Southern Oregon	Non-profit organizations	Non-homeless special needs	Region
Boys and Girls Clubs of the Rogue Valley	Non-profit organizations	public services	Jurisdiction
Rogue Valley Council of Governments	Regional organization	Economic Development Non-homeless special needs public services	Region
HOUSING AUTHORITY OF JACKSON COUNTY	PHA	Ownership Public Housing Rental	Region
Small Business Development Center	Public institution	Economic Development	Region
Josephine Community Transit	Government	Non-homeless special needs	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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Numerous local agencies are currently involved in the delivery system of services and programs that address the needs of Grants Pass' homeless and low-income residents. Not all the entities listed above will receive CDBG funds from the City, but all will be involved in meeting the affordable housing or social service needs of low-income people. It should also be noted there are several entities not listed that may participate by carrying out activities that will be consistent with the goals of this Plan.

The City anticipates developing public/private partnerships with many of these agencies to help achieve the goals and objectives of the Consolidated Plan.

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

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

Table 53 - 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)

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As can be noted elsewhere in this document, the community does have some resources, including volunteer and faith-based organizations, which address the needs of homeless individuals in Grants Pass. However, there is still a need for additional resources and options. Consequently the City and local service providers coordinate to meet the needs of these populations, though with limited capacity.

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

As can be noted elsewhere in this document, the community has several non-profit, volunteer, and faith-based organizations that address the needs of individuals with special needs. The greatest gap for the local service delivery system is for affordable housing options that might prevent homelessness. While the City now has more services for special populations than it did a decade ago, there are still several gaps in services, namely a lack of transitional housing, permanent supportive housing, or emergency shelter to meet the needs of victims of domestic violence. Similarly, many of Grants Pass homeless are difficult to serve individuals, either experiencing mental illness or substance abuse or both. Similarly, affordable housing is in short supply in Grants Pass; thus, at times, driving individuals and families into homelessness or unsafe living conditions. Within the City there are very limited resources to address the needs of those populations. However, the strengths of the service delivery system and community partnerships, coupled with a strong dedicated volunteer base, will benefit Grants Pass as the funds from CDBG and leveraged opportunities are directed to addressing the above issues.

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

Overcoming Gaps:

The institutional service delivery structure includes numerous partners, which together, generally cover the range of service provision. However, given resource limitations, the institutional structure is unable to fulfill the unmet needs, not due to gaps in the structure, but due to lack of resources to those providers.

The city participates in the Josephine County Homelessness Task Force, coordinating with other agencies to share information and coordinate services to address homeless needs.

The City of Grants Pass will work to complete an assessment of access to affordable housing. This report will help guide future goals and programs for the City in addressing how to best serve persons who are experiencing homelessness.

The Consolidated Plan provides a matrix of programs designed to endure a safety net of services to LMI households that will help reduce the likelihood these persons might become homeless. The emergency

short-term rental assistance is anticipated to prevent over 30 LMI households from becoming homeless over the course of the next five years.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Fair Housing	2015	2016	Fair Housing	Citywide	Support fair housing	CDBG: $22,500	Other: 1 Other
2	Support Affordable Housing	2015	2016	Affordable Housing	Citywide	Support affordable housing	CDBG: $22,500	Other: 1 Other
3	Assistance helping with housing needs	2015	2019	Affordable Housing Non-Homeless Special Needs	Citywide	Homeowner weatherization and energy efficiency	CDBG: $180,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
4	Increase Economic Opportunities	2015	2019	Non-Housing Community Development	Citywide	Microenterprise education assistance	CDBG: $125,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
5	Emergency Housing Assistance	2015	2019	Affordable Housing Non-Homeless Special Needs	Citywide	Emergency housing assistance	CDBG: $75,000	Homelessness Prevention: 30 Persons Assisted
6	Increase Economic Opportunities Boys & Girls Club	2015	2019	Non-Housing Community Development	Citywide	Teen training services	CDBG: $131,250	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing	2016	2019	Affordable Housing Homeless	Citywide	Support affordable housing Encourage development of affordable housing	CDBG: $588,750	Rental units constructed: 6 Household Housing Unit Homeowner Housing Added: 6 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	Support Fair Housing
	Goal Description	Conduct an analysis to fair housing choices to assess Grants Pass' fair housing needs and develop a plan to address any impediments.
2	**Goal Name**	Support Affordable Housing
	Goal Description	Conduct an analysis to provide better understanding of the impediments to affordable housing in Grants Pass and develop a plan to improve the options to affordable housing to low- and moderate income persons.
3	**Goal Name**	Assistance helping with housing needs
	Goal Description	Provide assistance to low-income persons to help with housing needs. Develop and implement programs that improve the health, safety, and affordability of housing in Grants Pass. Provide homeowner and/or rental weatherization and energy efficiency improvements
4	**Goal Name**	Increase Economic Opportunities
	Goal Description	Increase economic activities by creating and retaining jobs for LMI persons, providing microenterprise assistance for education/training; tuition waivers to LMI business owners.

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5	**Goal Name**	Emergency Housing Assistance
	Goal Description	Provide assistance to low-income persons helping with housing needs by short-term financial assistance for owners or renters at risk of becoming homeless.
6	**Goal Name**	Increase Economic Opportunities Boys & Girls Club
	Goal Description	CDBG funds will support programs to increase the economic opportunities for young adults by providing training services in conjunction with the Rogue Valley Boys & Girls Club.
7	**Goal Name**	Affordable Housing
	Goal Description	Work with community partners to increase the supply of affordable housing, especially for Grants Pass' lowest income residents.

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)

While the City of Grants Pass does not receive HOME funding, it anticipates providing emergency repairs or new development of owner-occupied homes, including 6 units in years two through five. The City also anticipates providing an additional 6 units of affordable rental housing in years two through five in conjunction with community partners and matching funds.

NOTE: There is no public housing in Grants Pass, and the City has not assigned public housing to goals. Therefore, there are no activities associated with public housing in the Consolidated Plan. The Strategic Plan focuses on other types of housing assistance, including rehabilitation of privately-owned rental or owner-occupied housing, affordable housing owned by non-profit organizations, and other types of federally-assisted housing, including Section 8 voucher programs that help households choose housing throughout the community, supported with vouchers. In Table 54, the City has identified the target number of low-moderate households the program activities are to assist during the planning period.

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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)

There are no public housing units in Grants Pass and no Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Not Applicable. There is no public housing in Grants Pass. There is other federally assisted housing in Grants Pass. Ongoing rental assistance activities such as Section 8 vouchers are ineligible activities, and therefore, the City's Consolidated Plan cannot and does not include funding for ongoing assistance. Other partners provide services described below.

Josephine Housing & Community Development Council (JHCDC) provides rental assistance through Section 8 of the U.S. Housing Act of 1937. *(See 24 CFR 5.100(2).* The Section 8 voucher program is used to subsidize rent, primarily in privately owned and managed properties, which do not include resident management. JHCDC also owns Harbeck Village, a 48-unit family complex, managed by Lovelace Properties. JHCDC previously established a resident council at that location. JHCDC also has a resident seat on their Board of Commissioners.

Housing Authority of Jackson County (HAJC) is developing Parkview Terrace in Grants Pass. HAJC provides a host of resident services. They encourage and facilitate tenant associations to serve as a liaison to management. They also offer a host of programs related to homeownership, including homebuyer education classes. These are offered through their family self-sufficiency program, and are also available to all of their tenants, who are notified when there are upcoming classes.

UCAN provides guidance, training, and assistance in a number of areas to help tenants develop self-sufficiency skills. *See SP and AP sections below for further information.*

ACCESS previously provided 'ABCs of Homebuying Classes', which are now called 'Realizing the American Dream'. These classes have been offered in Jackson and Josephine Counties, most recently in Grants Pass in August 2015. ACCESS also provides online classes available anytime through E-Home America.

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

No

Plan to remove the 'troubled' designation

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

Barriers to Affordable Housing

The City of Grants Pass recognized a lack of affordable housing several years ago and worked with local organizations on projects to provide relief for community families. However, the economic collapse and subsequent housing crash of 2009 resulted in a temporary reduction of some housing costs. The City has not, as of yet, conducted a comprehensive, stand-alone study of barriers to affordable housing in Grants Pass.

The City intends to undertake an official study to explore any policy barriers to affordable housing during the first year of project activity, as stated in the 2015-2016 Annual Action Plan.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Any barriers identified by the study will be addressed in years two through five.

SP-60 Homelessness Strategy – 91.215(d)

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

The City will continue to work with local Continuums of Care on reaching the local homeless population and assessing their needs.

Addressing the emergency and transitional housing needs of homeless persons

The City does not provide federal funding for shelter activities. Local organizations operate shelters and 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 activities that will aid in the reduction of homelessness in Grants Pass through the provision of additional affordable housing. Homeless needs are addressed in the community through other organizations, including UCAN. The City of Grant Pass also has representation on the Homelessness Task Force.

United Community Action Network

UCAN operates several programs that provide support to people who are homeless or at-risk of homelessness. Their work includes a focus on several special populations, such as veterans and people with a serious mental illness. The services provided through these programs include:

- Outreach
- Education on leases
- Landlord outreach and education
- Tenant/landlord mediation
- Eviction alternatives
- Guidance on being a good tenant
- Help with selection of housing
- Help with move-in arrangements
- Rental assistance
- Move-in cost assistance
- Deposit assistance

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UCAN works to ensure that those at-risk of homelessness have the best opportunity to keep their housing, and those who are homeless are rapidly rehoused. Case managers assist program participants complete a self-assessment tool, which helps determine how well they are doing in a variety of areas, and what type of improvement they would like to achieve in those areas. Program participants are assisted in developing goals and the steps required to reach those goals. Case managers also work with landlords to assist program participants in working through issues that may arise. This provides skills needed to become responsible members of the community.

In addition to other roles and functions, UCAN is the Continuum of Care (CoC) partner for Josephine County as part of OR-505, the Oregon Balance of State CoC. For 2014, as part of the Balance of State CoC, UCAN had three funding awards for renewal projects serving Josephine County, including two permanent supportive housing projects and one rapid re-housing project. With the City now designated as an Entitlement Community, there will be a provision for coordination and consultation between UCAN/Oregon Balance of State CoC and the City to ensure coordinated delivery of services.

VASH Program Coordination

The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers and community-based outreach clinics. Housing Authorities do not apply for VASH vouchers; instead, HUD and the VA decide who receive them. The data from the one-night shelter count is one way this determination is made.

The JHCDC has 15 special vouchers under the VASH (Veterans Affairs Supportive Housing) program. The JHCDC works with UCAN and the VA to get these vouchers leased. The VA recommends families and completes the intake, and JHCDC is responsible for the rest of the process. The process includes coordination among these organizations, and it starts with UCAN, as they have an “interest” meeting for vets weekly. UCAN has some funds (SSVF) that may be used for vet’s security deposits and rent until the voucher takes over. In its third year, 15 VASH vouchers are available; however, not all have been leased. The organizations will continue with their outreach to utilize these vouchers.

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 provide emergency housing assistance to households at risk of becoming homeless.

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

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

Lead-based paint is most commonly found on windows, trim, doors, railings, columns, porches, and exterior walls, and can be found in buildings before lead-based paint was phased out of homes by 1978. The greatest risk is in homes built before 1950. Generally speaking, the older the home, the more likely it is to have lead-based paint. Approximately 51% of housing units in Grants Pass were built before 1980; of those, 1,763 were constructed before 1950.

Children are the most susceptible to lead poisoning as they often put their hands and other objects into their mouth, which may have lead on them. Children are more affected by lead because their growing bodies absorb more lead; their brains and nervous systems are more sensitive to the damaging effects of lead. Lead in children can cause behavioral and learning problems, slowed growth, hearing problems, headaches and damage to the brain and central nervous system. Exposure to lead is even more dangerous for unborn babies. Adults exposed to lead can suffer from reproductive problems, high blood pressure, digestive disorders, muscle and joint pain, memory and concentration problems, and nerve disorders.

The City will take the following actions to reduce lead-based paint hazards and risks during the Consolidated Plan period:

- Educate residents in dwelling units built before 1980 about lead- based paint hazards and lead-safe improvements, how to test for lead and safely remove lead-based paints with brochures published by the Environmental Protection Agency and the Oregon Health Authority;
- Maintain lead paint safety information and links to resources on the City's website;
- Housing rehabilitation and weatherization projects will test for lead, remove or mitigate any lead paint hazards, and require that contractors are Oregon certified LBP renovators where necessary; and
- Stay informed about the state and federal "healthy homes" efforts and participate in emerging programs to address health hazards, improve energy efficiency, and improve physical living conditions.

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

The Centers for Disease Control (CDC) defines the threshold for elevated blood lead level (BLL) to be equal to or greater than 10 micrograms (ug) of lead per deciliter (dL) of blood for children less than 72 months of age. The CDC revised its recommendations on blood lead levels in 2012. The new reference value is 5 ug/dl. This is no longer considered a level of concern but rather a reference value related to reporting and other follow-up actions. The change in terminology is based on CDC's acknowledgment that there is no safe level of lead.

Based on data from 2013 CBLS county-level summary data for Oregon, provided by the CDC, 41 Josephine County children were tested for elevated blood lead levels. One child had a BLL between 5-9 ug/dL, and no children had a BLL equal to or greater than 10 ug/dL. Between the years 2005 and 2013, Josephine County has had a total of 5 cases of elevated BLL in children younger than 72 months in age.

While exposure to LBP cannot be eliminated, it can be managed. The City's proposed actions will make additional information available to owners and occupants of dwellings where LBP may be found and actions they can take to limit possible exposure. Furthermore, the City will take proactive steps to manage exposure to LBP during any activities funded through the CDBG program, such as home weatherization and energy efficiency upgrades, which may disturb surfaces containing LBP.

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

The City will perform visual inspections of housing units included in its housing rehabilitation program. Where defective paint is observed and LBP is suspected, surfaces will be tested and, if lead is detected, will be prepped and repainted following abatement guidelines provided by HUD. Any activities disturbing confirmed LBP will be performed by contractors certified through Oregon's lead-safe contractor program.

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

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

Reducing poverty is a key strategic goal for the 2014-2015 Grants Pass City Council. The Council developed eight (8) key goals for the fiscal year.

Strategic Goals for 2015-2016

- Keep citizens safe
- Provide cooperative, shared leadership involving Council, staff and community
- Encourage economic prosperity
- Expand tourism and cultural opportunities
- Facilitate sustainable, manageable growth
- Maintain, operate and expand our infrastructure to meet community needs
- Preserve and enjoy our natural resources
- Promote healthy neighborhoods

The City uses these goals to guide their actions and planning over the course of the year. The City developed the following actions to help spur economic development as a way to reduce the number of residents living in poverty.

The following objectives and actions developed under the Economic Prosperity Goal have a direct relation to reducing the number of persons living in poverty.

Objective 1: Facilitate an environment to encourage business prosperity and economic activities

- Action: Develop business loan program incorporating a job creation forgiveness element
- Action: Find solutions for business development and remodeling
- Action: Prepare CDBG consolidation plan under new status as an entitlement community
- Action: Encourage businesses to develop jobs in and around the City

Objective 2: Streamline development process

- Action: Implement an E-Permitting system for building and planning
- Action: Create a fast-track land use process for job creating industrial development and building permits
- Action: Continue education and transparency of development process for applicants

Objective 3: Develop an Economic Development Plan

- Action: Help develop a business incubator

- Action: Retention and expansion (grant/loan programs)
- Action: Vocational training for high school and college students focused on local industry needs

Objective 4: Coordinate and collaborate partnerships to enhance economic opportunities

- Action: Look into partnership with Rogue Allure hotel channel to promote tourism and economic development

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

The plan is in alignment with the Council goals of helping to reduce the number of persons living in poverty.

- The plan provides funding for workforce training through Rogue Community College to provide training to low- and moderate-income micro-entrepreneurs
- The plan provides funding for teen training services through the Boys and Girls Club which are designed to increase economic opportunities for teens who are low- to moderate-income persons

During fiscal year 2015-2016, the City will conduct a study on the availability of affordable housing and an analysis to fair housing choices. Using data garnered from these studies, continued public input, and information from stakeholder groups, the Council will continue to adjust the City's plan to address and reduce the number of persons living in 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's CDBG program will be monitored periodically by HUD in order to verify that all statutory requirements are being met, and that information being reported in the City's Consolidated Annual Performance Evaluation Reports is accurate and complete.

The City will be responsible for monitoring the regulatory compliance of all CDBG-funded activities. The City will provide training and technical assistance to sub-recipients to ensure understanding and compliance of HUD regulations related to fair housing and meeting national objectives and other procurement and project-related requirements.

The City will use a multi-step monitoring process including the following steps:

1) *Pre-Assessment*. During the application process, sub-recipients will be evaluated on the capacity of the organization to complete the project as described and will be scored appropriately.

2) *Monitoring*. All activities will be monitored on an ongoing basis by the City. Beneficiary income verification will be conducted in the course of reviewing project applications for all housing and economic development activities under the CDBG program to ensure compliance with a National Objective. Each of the agencies receiving funding will be required to submit quarterly reports documenting both the expenditures being reimbursed with CDBG funds, and the characteristics of the clients they are serving (incomes, which priority population they fall within, race and ethnicity). Agencies will provide quarterly reports on the progress they are making toward achieving the outcomes they identified in their requests for funding. A review of the sub-recipient's progress and capacity will be conducted at all stages of the activity.

3) *Risk Analysis*. Each program year, sub-recipients will be identified for additional monitoring and training.

4) *On-Site Monitoring*. In addition to ongoing monitoring, the City will conduct on-site monitoring reviews each year. These site visits review sub-recipients' records for program and/or financial compliance. A checklist will be used at these site visits.

5) *Lead-Based Paint Monitoring*. Compliance with lead paint regulations and applicable housing quality standards will be verified for each housing activity through inspections conducted prior to the provision of assistance, and then again both during construction (for interim clearance) and after construction work is complete (for final clearance) for rehab projects to which these regulations apply.

OMB Control No: 2506-0117 (exp. 07/31/2015)

The monitoring process will be further enhanced by regular contact between the CDBG grant staff and the CDBG sub-recipients. Constant communication and technical assistance will be offered at all stages of the program from application to close-out to ensure compliance with appropriate regulations. The City will review and process draw requests, quarterly reports and closeout. At the end of the contract year, City CDBG staff will ensure compliance with all client demographic data reported by the CDBG sub-recipients on their quarterly reports that will become part of the annual Consolidated Annual Performance and Evaluation Report (CAPER).

Expected Resources

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

Introduction

The CDBG allocation for Grants Pass in FY 2015-2016, its first year as an entitlement community, is $275,000. With the limited amount of available funding, the funds have been designated for specific targeted activities and in large enough amounts that will make the most impact on the many needs in Grants Pass.

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	275,000	0	0	275,000	1,100,000	This set of estimates is based on guidance provided by HUD on the City's FY 2015-2016 award. The expected amount available for the remainder of the ConPlan is based on a simple projection of the FY15-16 amount.

Table 55 - Expected Resources – Priority Table

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The City anticipates providing CDBG funding to a variety of programs and activities over the five year Consolidated Plan period. Each program or activity will be assessed for need, performance outcomes, agency capacity, ability to complete the activity, and availability to leverage other resources.

- Projects aimed at supporting economic activity will likely leverage other state education and federal small business funding.
- Funds allocated to public services will likely be gap financing for a non-profit organization that will provide the balance of funds needed for an activity.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

At this time no publically owned land or property has been identified.

Discussion

The City will use CDBG funds in partnership with sub-recipients to leverage private, state, and local funds to address the goals and strategies outlined in the Consolidated Plan. Grants to sub-recipients for public services or economic development are anticipated to leverage other funding sources.

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	Support Fair Housing	2015	2016	Fair Housing	Citywide	Support fair housing	CDBG: $22,500	Other: 1 Other
2	Support Affordable Housing	2015	2016	Affordable Housing	Citywide	Support affordable housing	CDBG: $22,500	Other: 1 Other
3	Assistance helping with housing needs	2015	2020	Affordable Housing Non-Homeless Special Needs	Citywide	Homeowner weatherization and energy efficiency	CDBG: $40,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Increase Economic Opportunities	2015	2020	Non-Housing Community Development	Citywide	Microenterprise education assistance	CDBG: $25,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
5	Emergency Housing Assistance	2015	2020	Affordable Housing Non-Homeless Special Needs	Citywide	Emergency housing assistance	CDBG: $15,250	Homelessness Prevention: 5 Persons Assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increase Economic Opportunities Boys & Girls Club	2016	2020	Non-Housing Community Development	Citywide	Teen training services	CDBG: $25,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted

Table 56 – Goals Summary

Goal Descriptions

1	**Goal Name**	Support Fair Housing
	Goal Description	Develop a Fair Housing Plan
2	**Goal Name**	Support Affordable Housing
	Goal Description	Develop an Impediments to Fair Housing Analysis
3	**Goal Name**	Assistance helping with housing needs
	Goal Description	Homeowner weatherization and energy efficiency improvements
4	**Goal Name**	Increase Economic Opportunities
	Goal Description	Provide microenterprise assistance - tuition waivers to LMI business owners
5	**Goal Name**	Emergency Housing Assistance
	Goal Description	Provide assistance to low income persons helping with housing needs - providing short term emergency assistance to those persons at risk of homelessness (public service)
6	**Goal Name**	Increase Economic Opportunities Boys & Girls Club
	Goal Description	Increase economic opportunities for young adult training services in conjunction with the Rogue Valley Boys & Girls Club (public service)

Projects

AP-35 Projects – 91.220(d)

Introduction

This section lists and describes the projects the City of Grants Pass will carry out utilizing CDBG funding in FY 2015-2016.

Due to the fact the City of Grants Pass is in its first year as an entitlement community, project solicitation through competitive application and review process will occur in the fall of 2015.

Projects

#	Project Name
1	Analysis of Impediments to Fair Housing
2	Analysis of Barriers to Affordable Housing
3	Reimbursement for preparation of Consolidated Plan and 1-year Action Plan
4	Homeowner Weatherization and Energy Efficiency Improvements
5	Microenterprise Assistance - Tuition Waivers to LMI Business Owners
7	Emergency Assistance (short term) - Owner and Renter at risk of homelessness
8	Job Training to LMI persons at Boys & Girls Club

Table 57 – Project Information

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

Community needs were reviewed against eligible activities, existing resources and programs, gaps in service delivery, financial resources, and organizational capacity. The projects selected address Grants Pass' most immediate needs for residents living at 50% of average median income or less, economic opportunities for low- and moderate-income residents, and service agency needs to respond to increased demand.

The first year's activities reflect programs and projects that can begin within the year and those which City staff has the capacity to oversee implementation.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Analysis of Impediments to Fair Housing
	Target Area	Citywide
	Goals Supported	Support Fair Housing
	Needs Addressed	Support fair housing
	Funding	CDBG: $22,500
	Description	Develop a Fair Housing Plan
	Target Date	6/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Develop a Fair Housing Plan
2	**Project Name**	Analysis of Barriers to Affordable Housing
	Target Area	Citywide
	Goals Supported	Support Affordable Housing
	Needs Addressed	Support affordable housing
	Funding	CDBG: $22,500
	Description	Develop an analysis of barriers to affordable housing
	Target Date	6/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Conduct an analysis of barriers to affordable housing
3	**Project Name**	Reimbursement for preparation of Consolidated Plan and 1-year Action Plan
	Target Area	Citywide
	Goals Supported	
	Needs Addressed	

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Funding	CDBG: $10,000
	Description	Assistance in preparing the Consolidated Plan and 1-year Action Plan
	Target Date	6/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	101 NW 'A' Street
	Planned Activities	Assistance in preparing Consolidated Plan and 1-year Action Plan
4	**Project Name**	Homeowner Weatherization and Energy Efficiency Improvements
	Target Area	Citywide
	Goals Supported	Assistance helping with housing needs
	Needs Addressed	Homeowner weatherization and energy efficiency
	Funding	CDBG: $40,000
	Description	Provide assistance to low-income persons helping with housing needs - weatherization and energy efficiency improvements
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8-12 low-and moderate-income households
	Location Description	Various locations
	Planned Activities	Provide assistance to low-income persons helping with housing needs - weatherization and energy efficiency improvements
5	**Project Name**	Microenterprise Assistance - Tuition Waivers to LMI Business Owners
	Target Area	Citywide
	Goals Supported	Increase Economic Opportunities
	Needs Addressed	Microenterprise education assistance
	Funding	CDBG: $25,000
	Description	Increase economic opportunities by providing assistance to microenterprise activities in the form of tuition waivers to LMI business owners

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	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Provide microenterprise training assistance to an estimated 8-15 LMI micro entrepreneurs in the community.
	Location Description	214 SW 4th Street, Grants Pass OR 97526
	Planned Activities	Increase economic opportunities by providing assistance to microenterprise activities in the form of tuition waivers to LMI business owners
6	**Project Name**	Emergency Assistance (short term) - Owner and Renter at risk of homelessness
	Target Area	Citywide
	Goals Supported	Emergency Housing Assistance
	Needs Addressed	Emergency housing assistance
	Funding	CDBG: $15,250
	Description	Provide assistance to low-income persons helping with housing needs in the form of emergency assistance to owner or renter at risk of homelessness on a short term basis
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Provide emergency short-term housing assistance to an estimated 5-10 LMI households.
	Location Description	Varies
	Planned Activities	Provide assistance to low-income persons helping with housing needs in the form of emergency assistance to owner or renter at risk of homelessness on a short term basis
7	**Project Name**	Job Training to LMI persons at Boys & Girls Club
	Target Area	Citywide
	Goals Supported	Increase Economic Opportunities Boys & Girls Club
	Needs Addressed	Teen training services
	Funding	CDBG: $25,000
	Description	Increase economic opportunities for job training services in Conjunction with the Rogue Valley Boys & Girls Club
	Target Date	12/30/2016

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Estimate the number and type of families that will benefit from the proposed activities	Provide additional services to an estimated 15-25 LMI youth.
	Location Description	203 SE 9th Street, Grants Pass, OR 97526
	Planned Activities	Increase economic opportunities for job training services in Conjunction with the Rogue Valley Boys & Girls Club

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

The City of Grants Pass will have citywide geographic distribution of the CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

While Grants Pass has one Census Tract and six Census Blocks with greater than 51% of its residents earning less than 80% AMI, low- and moderate-income residents live, work, and attend school throughout the city. Also program delivery for teen training and microenterprise training are recipient based not location based. They are provided at a single location in the community.

Discussion

The City determined the best method to distribute funds was to limit programs to clients defined as very low-, low-, or moderate-income.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	13
Special-Needs	0
Total	13

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	13

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Grants Pass is committed to helping address the needs of low- and moderate-income residents to have access to affordable housing. The City is setting first year's goal to provide rehabilitation to at least eight (8) LMI households, and provide housing assistance to at least five (5) LMI households.

AP-60 Public Housing – 91.220(h)

Introduction

There are no units of public housing in the City of Grants Pass.

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

Not Applicable. There is no public housing in Grants Pass as defined in the applicable CFR, and there is no PHA designated as troubled. Therefore, there is no program activity in the Year 1 Action Plan related to public housing. There is other federally assisted housing in Grants Pass. Ongoing rental assistance activities such as Section 8 vouchers are ineligible activities, and therefore, the City's Consolidated Plan cannot and does not include funding for ongoing assistance. Other partners provide services described below.

Josephine Housing & Community Development Council (JHCDC) provides rental assistance through Section 8 of the U.S. Housing Act of 1937. *(See 24 CFR 5.100(2).* The Section 8 voucher program is used to subsidize rent, primarily in privately owned and managed properties, which do not include resident management. JHCDC also owns Harbeck Village, a 48-unit family complex, managed by Lovelace Properties. JHCDC previously established a resident council at that location. JHCDC also has a resident seat on their Board of Commissioners.

Housing Authority of Jackson County (HAJC) is developing Parkview Terrace in Grants Pass. HAJC provides a host of resident services. They encourage and facilitate tenant associations to serve as a liaison to management. They also offer a host of programs related to homeownership, including homebuyer education classes. These are offered through their family self-sufficiency program, and are also available to all of their tenants, who are notified when there are upcoming classes.

UCAN provides guidance, training, and assistance in a number of areas to help tenants develop self-sufficiency skills. *See SP and AP sections below for further information.*

ACCESS previously provided 'ABCs of Homebuying Classes', which are now called 'Realizing the American Dream'. These classes have been offered in Jackson and Josephine Counties, most recently in Grants Pass in August 2015. ACCESS also provides online classes available anytime through E-Home America.

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

Not applicable

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

Not applicable

Discussion

Grants Pass has no units of public housing.

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

Introduction

Many of the activities the City will support and/or carry out during FY 15-16 are intended to assist LMI households at the greatest risk of becoming homeless.

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 City will continue to work with local Continuums of Care on reaching the local homeless population and assessing their needs.

The City will provide emergency housing assistance to LMI households who are at risk of becoming homeless due to short-term challenges making rental to mortgage payments. The City anticipates that at least five (5) LMI households will be assisted through this program.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Action Plan does not propose to address emergency shelter or transitional housing needs in year one.

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

In the Year 1 Action Plan, the city allocated funds for emergency assistance to prevent homelessness. While the City doesn't have project funds directly allocated in the Year 1 Action Plan for existing homeless population, homeless needs are addressed in the community through other organizations, including UCAN. The City of Grant Pass also has representation on the Homelessness Task Force.

<u>UCAN (United Community Action Network)</u>

UCAN operates several programs that provide support to people who are homeless or at-risk of homelessness. Their work includes a focus on several special populations, such as veterans and people with a serious mental illness. The services provided through these programs include:

- Outreach
- Education on leases
- Landlord outreach and education
- Tenant/landlord mediation
- Work with landlords to avoid tenant evictions
- Guidance on being a good tenant
- Peer support
- Help with selection of housing
- Help with move-in arrangements
- Rental assistance
- Move-in cost assistance
- Deposit assistance
- Information and referral
- Goal setting and action planning

They work to ensure that those at-risk of homelessness have the best opportunity to keep their housing, and those who are homeless are rapidly rehoused. Case managers work in partnership with participants, focusing on their strengths and providing the tools to overcome barriers. Case managers assist program participants complete a self-assessment tool, in which helps determine how well they are doing in a variety of areas, and what type of improvement they would like to achieve in those areas.

Case managers assist program participants develop goals and the steps required to reach those goals. For example, a person who does not drive may identify that they would like to obtain their driver's license. Case managers would help this person learn what they need to do to obtain a license, and refer them to the local Driver and Motor Vehicles (DMV) office to obtain the license. In doing so, case managers foster a renewed sense of hope for those who have run up against significant barriers time and time again.

Case managers also work with the landlord to assist program participant's work through issues that may arise. This provides skills needed to address various situations that may arise and becoming responsible members of the community. Advocating for program participants to have a new safer life in order to become stable.

In addition to other roles and functions, UCAN is the Continuum of Care partner for Josephine County as part of OR-505, the Oregon Balance of State Continuum of Care.

For 2014, as part of the 'Balance of State' Continuum of Care, UCAN had three funding awards for renewal projects serving Josephine County, including two permanent supportive housing projects and one rapid re-housing project.

With the City now designated as an Entitlement Community, there will be a provision for coordination and consultation between UCAN/Oregon Balance of State CoC and the City of Grants Pass, to ensure

coordinated delivery of services.

The UCAN/RSVP “Vet Team” in Josephine County was selected in 2015 for a Governor’s Volunteer Award. They enhance homeless veterans’ lives, helping them along their journey to self-sufficiency, and serving as an asset to the Case Management Team.

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

The City will help low-income persons and households avoid becoming homeless by providing emergency short-term financial assistance to help pay for a rental or mortgage payment.

The City will also direct CDBG funds to help reduce LMI persons' monthly energy costs by providing residential home weatherization.

Discussion

Through a combination of assisting households with costs related to housing and providing economic opportunities to LMI people, the City will reduce the number of residents living in poverty and at risk of homelessness.

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

Introduction:

The City of Grants Pass recognized a lack of affordable housing several years ago and worked with local organizations on projects to provide relief for community families. However, the economic collapse and subsequent housing crash of 2009 resulted in a temporary reduction of some housing costs. The City has not, as of yet, conducted a comprehensive, stand-alone study of barriers to affordable housing in Grants Pass.

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 completed a number of regulatory amendments in 2014 intended to help meet needs for a range of housing types and needs throughout the community. The City intends to undertake an official study to explore any policy barriers to affordable housing during the first year of project activity.

Discussion:

Any barriers identified by the study will be addressed in years two through five.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Grants Pass will be working to continually develop a more robust Consolidated Plan over the first few years as an entitlement community. This is the first year as an entitlement community for the City of Grants Pass. The City has few internal resources and limited funding.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with area agencies, the local Continuum of Care agency, and other public and governmental agencies to find solutions that leverage the resources available and to efficiently and effectively meet program goals.

Whenever possible, the City will work to leverage CDBG funds and continue to work to identify additional opportunities.

Actions planned to foster and maintain affordable housing

During the first year as an entitlement community, the City plans to complete the analysis of barriers to affordable housing and impediments to fair housing. The data provided in these studies, together with community feedback and stakeholder guidance, will help the City better form a comprehensive approach to fostering and maintaining affordable housing.

Actions planned to reduce lead-based paint hazards

The City will take the following actions to reduce lead-based paint hazards and risks:

- Educate residents in dwelling units built before 1980 about lead-based paint hazards and lead-safe improvements, how to test for lead and safely remove lead-based paints with brochures published by the Environmental Protection Agency and the Oregon Health Authority;
- Maintain lead paint safety information and links to resources on the City's website;
- Housing rehabilitation and weatherization projects will test for lead, remove or mitigate any lead paint hazards, and require that contractors are Oregon certified LBP renovators where necessary; and
- Stay informed about the state and federal "healthy homes" efforts and participate in emerging programs to address health hazards, improve energy efficiency, and improve physical living conditions.

Actions planned to reduce the number of poverty-level families

During FY 2015-2016, the City plans several activities that will reduce the number of poverty-level families:

- Homeowner weatherization and energy efficiency improvements will reduce low- and moderate-income families' monthly energy costs.
- Emergency assistance (short term) will be available to homeowners and renters at risk of homelessness.
- Microenterprise assistance will be provided as tuition waivers to LMI business owners.
- Job training will be provided to LMI persons at the Boys and Girls Club.

Actions planned to develop institutional structure

The City of Grants Pass is committed to continuing their education in administering CDBG funding to the community and working closely with HUD. When reasonable, the City will send staff to trainings and participate in webinars.

The City will continue to update and receive feedback from the City Council on the status of projects and the progress of meeting program goals.

Institutional transparency and communication with the community are top priorities for all city projects. City staff will continue meeting with area stakeholders and hold public listening sessions to ensure the needs of the community are being met with the available funding and resources.

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

The City has established responsive relationships with the local Continuum of Care agency and local agencies providing resources to low- to moderate-income persons. The City plans to continue to develop those relationships aligning those goals and resources that more efficiently and effectively serve the community.

Discussion:

The City will continue to work with our identified local partners to expand existing opportunities and develop new programs that address the needs of our low- to moderate-income residents.

Program Specific Requirements

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

Introduction:

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.

Note: This is Grants Pass's first year as an Entitlement grantee and has no program income yet so most of the required fields are not applicable.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

Discussion:

Project administration and planning are excluded from the LMI benefit calculation. Therefore, of the remaining $105,250 in CDBG funds expected to be used for program activities in year one, it is estimated that 100% of the funds will be used to benefit persons of low- and moderate-income during the 2015-2016 Action Plan.

Attachments

Citizen Participation Comments

URBAN AREA PLANNING COMMISSION
MEETING MINUTES
July 8, 2015 – 6:00 P.M.
Council Chambers

1. **ROLL CALL:**

The Urban Area Planning Commission met in regular session on the above date with Chair Gerard Fitzgerald presiding. Vice Chair Jim Coulter and Commissioners Loree Arthur, Blaire McIntire, David Kellenbeck, and Dan McVay were present. Commissioner Lois MacMillan was absent. There was one vacant position. Also present and representing the City was Parks & Community Development (PCD) Director Lora Glover, Senior Planner Tom Schauer, and Grant Specialist Scott Lindberg. Elizabeth McNanny (consultant from Research Consultants) was present as well.

2. **ITEMS FROM THE PUBLIC:** None

3. **CONSENT AGENDA:**
   a. **MINUTES:** June 24, 2015
   b. **FINDINGS OF FACT:**
      i. 15-10400001 & 15-30100003 – Jaci's Rose Blossom Subdivision Tentative Plan and Major Variance

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to approve the modified minutes from June 24, 2015 as submitted. The vote resulted as follows: "AYES": Chair Fitzgerald and Vice Chair Coulter and Commissioners Kellenbeck, McIntire, Arthur, and McVay. "NAYS": None. Abstain: None. Absent: Commissioner MacMillan. The motion passed.

4. **PUBLIC HEARINGS: NOTE: This is not a land use hearing.**

Chair Fitzgerald stated, at this time I'll open the public hearing to consider the input to the draft consolidated plan and one-year action plan for the community development block grant (CDBG) program. We will begin by hearing a staff report followed by public comment and then the matter will be discussed and acted upon by this Commission.

Senior Planner Schauer stated, just to clarify this is not a land-use hearing this is –

Chair Fitzgerald stated, I will take care that. This is legislative so I was going to discuss that at the end where you don't have to worry about ex-partake a conflict of interest. This is legislative (inaudible) making a recommendation –

Senior Planner Schauer stated, the Planning Commission won't be taking any action this evening.

Chair Fitzgerald stated, none. We are just going to act as a public input tonight. Does anyone want to challenge the authority of the Commission to consider this matter? Do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest, but you don't have to worry about that tonight because it's only legislative. Since we are doing tonight as a public input only there is no need for us to talk about the fact that the hearing or decision of the Commission will be based upon specific criteria because there is no criteria. We will forget about that. Also, regarding the waiver which says, it is important to remember if you fail to raise an issue with enough detail to afford the Commission and parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals, that is stricken tonight too as we will strictly be input.

Senior Planner Schauer stated, I will give a brief introduction here and give an update of where we are. The City has elected to become an entitlement community which means we are a direct recipient of funds from HUD under the CDBG program rather than applying for grants through the State. Basically, we have taken input on general needs and now there is a draft plan we are seeking comment on. Back in June, at your last meeting, you asked for additional opportunity for involvement so we are in the middle of the 30-day public comment period. We thought a public hearing would be a good opportunity to schedule with the Planning Commission to provide another opportunity and means for people to provide input during the comment period on the draft plan as well as for an opportunity for the Commission to have further discussion at the conclusion of that. We are not going to do a full presentation on the needs part again. This was presented to the City Council at a work session and was advertised for the comment period. There are a couple revisions in your packet so we are taking comments on the revised draft and have extended the public comment period by about a week from the original period.

Scott will be presenting the overview and background on the CDBG program and the consolidated plan. We have Elizabeth here from Research Consultants and she will talk about the proposed one-year action plan, the five-year plan, the activities that are identified in the program, some of the conversations they had with the HUD representative, and some of the revisions that are noted in the tables there. With that I will turn it over to Scott. If people have questions or need further information they can contact us at Parks and Community Development or Scott down in Finance or find information on the website as well. There are a couple public copies of the draft plan at the back of the room some summary tables.

Grant Specialist Lindberg stated, thanks Tom. We have an updated consolidated plan that was three issued for public comment on July 2nd. This is the opportunity for the Urban Area Planning Commission to accept any additional public comment in addition to any written comment we might get and also provide any comment you have yourselves on the proposed plan. Previous to the CDBG program we had worked through the State of Oregon where we competed with other municipalities for a block of funding that came to the State from HUD. Because of our size and because we're the principal community of a metropolitan statistical area we are entitled to receive a block of funds directly from HUD that we can use for community development and housing development needs that benefit primary low to moderate income individuals. $275,000 is our current annual entitlement. HUD is always careful to (inaudible) that by saying it is all up to Congress so if Congress continues to fund HUD at the same level that they have been funded in the past our entitlement amount should stay about the same. My graduate school professors would be very pleased to see that we are doing the rational planning model and that it is circular. I don't know if that's good or not but where we are right now is we are looking for public feedback and comment on our draft consolidated plan. We have gone through and looked at the mapping census data, we've done community output and outreach, and we've included that in how we identified our needs and priorities and came up with our draft consolidated plan, draft strategic plan, and draft annual action plan. Without further ado this is Elizabeth and she is going to go over the strategic plan. These are the items in the proposed five-year period that the consolidated plan covers and then the one-year annual action plan.

Ms. McNanny stated, thank you Scott. I'm Elizabeth McNanny and it's lovely to be here tonight to talk about this project with you. I'm interested in hearing input too so we will just jump right into this. During this five-year initial entitlement period the goals that have been identified through input from the community, studies that have been done, and information that has been

gathered is to support fair housing, support affordable housing, assistance with housing needs, increase economic opportunities within the community, emergency housing assistance, increased teen opportunities, and encourage the development of affordable housing for low and moderate income city residents. I think everyone received some information tonight and you will notice there have been some changes from the initial proposed information for first-year activities. Some of that came after direct input from a meeting with HUD representatives about what they might and might not be willing to accept in the first year or in this initial action plan. The there are a couple of things that are actually not movable and have to be completed and those are the studies - the analysis of impediments to fair housing and the analysis of barriers to affordable housing have to be completed. That comes from the planning and administration side of the budget so those have to be completed in the first year. Then, we have left the homeowner weatherization and energy efficiency projects funded at $40,000 and micro-enterprise education assistance program for SBDC assistance. Also, emergency housing assistance and what that means is those folks who are at risk of being homeless may receive assistance to help them keep their home - to help them stay in their rental property or home they own if they have had a setback that is temporary that requires just a bit of assistance to help them stay in place and not become homeless in the community. Then, teen training services through the Boys and Girls Club does a great job and helps up to 75 teens the day and these teen training services can be vital in the community to prepare teenagers here who are going to college and who are not going on to college for jobs to be ready for the workforce.

Grant Specialist Lindberg stated, if anyone has any questions about this CDBG program itself or about the activities that Elizabeth identified in the strategic plan or annual action plan please feel free to fire away. Or do you want to take public comment first, Tom?

Senior Planner Schauer stated, if there are any clarifying questions for staff from the Commission, otherwise, for more detailed discussion you might want to open it up for public testimony and then have discussion following that.

Chair Fitzgerald asked, which would the Commission prefer?

Commissioner Kellenbeck stated, I would like to ask a couple questions.

Chair Fitzgerald stated, I think it would be better if we had the questions with the person to answer them here so we would rather do it as we go if you don't mind. David you had a question.

Commissioner Kellenbeck stated, I'm seeing reduced amounts. Where do those amounts go?

Grant Specialist Lindberg stated, they will just be carried over into the following years of the consolidated plan. They will be available for use in years two through five.

Commissioner Kellenbeck asked, what was the specific reason HUD didn't like what we had originally?

Ms. McNanny stated, they said they couldn't specifically qualify it as an eligible activity even though they couldn't specifically qualify it as ineligible. Within the timeline we have this year it made more sense to fight that battle in another year if that is something to be readdressed. In order to get this plan in place so this can be implemented on October 1st we really needed to do what we know they will approve this year quickly and all of that money will be carried over. Anything not used this year will be carried over, it is not lost. We wanted to look at items that would be relatively easy to manage in this first year just because of the timeline and kind of getting going and there will be more time to put into planning for years two through five after this initial process.

Commissioner Kellenbeck asked, and you will go over the five-year plan next or after? We haven't really discussed the five-year plan yet.

Ms. McNanny stated, it is the five-year goals. In the initial consolidated plan the activities don't have to be specifically spelled out for years two through five and they can be changed. What we needed to do, again, was make sure we got some things in there so HUD would say fantastic and allow the City to move through the first year and then get the planning for years two through five. So yes, we did make some changes there according to input from HUD and those can be moved around a little bit within the constriction of the programs. As long as it meets program specific eligibility requirements those can be moved around and changed in years two through five.

Senior Planner Schauer stated, on certain activities that fall within the definition of public service or public service agencies there is a maximum of 15% of the allocation that can be spent on those. There were some adjustments based on their analysis of what did or didn't constitute as public service activities.

Chair Fitzgerald asked, for the record can we get an analysis or synopsis of that meeting? What questions were asked and what HUD responded to and why since it is affecting...Do you feel also it is missing? You are responding to something and we have nothing in front of us that tells us that was asked or what was answered so we feel incomplete. If you don't mind. I would think for a written record in the file.

Senior Planner Schauer stated, there are no written meeting notes from that meeting.

Chair Fitzgerald asked, so no one made a record of the questions that were asked for HUD and what HUD's responses were?

Senior Planner Schauer stated, I guess I would summarize it in that we prepared the June 24th draft. Elizabeth and her colleagues had the opportunity to present that to our HUD representatives and discuss that with them and get feedback during that so there is nothing formal –

Chair Fitzgerald asked, that was all verbal Thomas?

Senior Planner Schauer stated, I'll let Elizabeth answer since she was the one that met with them.

PCD Director Glover stated, let's let Elizabeth tell you about the meeting. That would be easier.

Chair Fitzgerald asked, could you shed some light on that then?

Ms. McNanny stated, we definitely took notes during the meeting but it wasn't recorded in a formal way. It was an informal meeting with the HUD representative to look at the initial projects that were being proposed to make sure they met eligibility requirements for the program.

Chair Fitzgerald asked, is the Commission comfortable with that input that affected this plan but we don't have any analysis of that?

Grant Specialist Lindberg stated, maybe the easiest way to answer that is it provided a preview of how HUD was going to be looking at the plan after it was submitted. It was an opportunity for them to provide informal input on what the programmatic requirements would be otherwise we would have gone through all of this work and submitted a plan only to have it rejected. It was guidance from our HUD representative rather than actual –

Chair Fitzgerald stated, Mr. Kellenbeck.

Commissioner Kellenbeck stated, I would expect then that when you go into the formal presentation then there will be formal responses back?

Grant Specialist Lindberg stated, yes.

Commissioner Kellenbeck stated, then that is what we are waiting for.

Vice Chair Coulter stated, I have a question on the analysis of impediments to both the fair housing and affordable housing. The first question is I see it has to be done at the one-year mark. Are the planning department and other folks going to conduct what I would call continued analysis of that during those extra four years and lessons learned? Then I will get into my second question which is why. Has that been talked about?

Grant Specialist Lindberg stated, we anticipate that what will happen with the analysis to impediments, the analysis to barriers, is that we will have some action plan that we will have to follow to implement it whether that is changing the zoning ordinances or providing additional public education on fair and affordable housing. There will be various implementing measures that will occur either right away or over the next 5, 10, 20 years or whatever.

Vice Chair Coulter stated, let me clarify. When you're doing that action plan you are also looking at potential problem areas, areas where there is more data needed, and things like that not just for this five-year cycle but the next on the, lessons learned that goes into that, etc. Am I clarifying that? Were you following that? Basically, what I'm saying is I believe that after the

first year you are going to probably notice, or should be noticing, other impediments that haven't been noticed in the first year. Is there any allocation to follow that, record that, and have it and I could it make an impact on the out years?

Grant Specialist Lindberg stated, the short answer to that is we don't know yet. If there are specific actions that have to occur to implement those two plans then those can be allocated in the years two through five annual action plans.

Vice Chair Coulter stated, I think that's important because we want to try to get this as right as we can. This leads into a comment. I looked at all the data and it is great data but I think there should be another layer of data and this would be age demographics. You show a couple age demographics but one in particular, 18.9% percent, are elderly at 65 years or older. The reason I say that is because age, to me, can be an impediment, it can lead into an impediment of affordable housing, it can be jobs, and things like this. The reason I'm bringing this up for now and out years is because I recognize that if you're trying to do an in-depth analysis of demographics, for example, how many under 25, are in college, and all this kind of stuff, if you had that kind of comprehensive in-depth analysis you're not going to make it this year and I recognize that, but I look at the out years where to me that could be beneficial. If not, at least for the next five-year cycle so we have something on record we can continue to look at. I also think there ought to be at least a minimum layer of analysis on demographics as far as age and I would say not just where we are now but the trend like you've had the trend from the year 2000 forward. What is our trend? Where are we going with our trend? I think that plays into what kind of project we may choose or what is chosen. It is just one factor, I realize, one cog in the wheel, but I think it's an important one. I would like to see that even if it's broad based on just age groups and maybe who the breadwinner is and what that age is and some things like that. I'm interested in what the trend has been because we showed it in all other aspects of how many housing units we have and what is in the package here, but we don't have it with age. What do you think about that?

Grant Specialist Lindberg stated, we do. There is actually quite a bit of stuff in here about age so can you provide a little more –

Vice Chair Coulter asked, can you lead me to that page? Maybe I jumped over it. Show me where you're at.

Grant Specialist Lindberg stated, it is dispersed throughout the first portion of the draft plan which is called the needs assessment. If there is some specific area of age-related information that you think should be in future ones just let me know.

Vice Chair Coulter asked, did I miss it? I don't see the age breakdown like I'm looking at. I saw the elderly and I saw –

Chair Fitzgerald stated, (inaudible) means not in a demographic study. (inaudible) means study not in the demographic study.

Vice Chair Coulter stated, in the means study you are bringing out kinds of incomes and things like that but that is not age.

Grant Specialist Lindberg stated, for instance on page 82 of the packet does that start to show what you're looking for? For example, it shows households that contain at least one person 62 to 74 years of age or households that contain at least one person age 75 or older and it breaks it down by income level.

Vice Chair Coulter stated, I did see that but that is very limited to basically just a couple categories. That shows no demographics of younger people, college-level, 30 or 40, or any of those things that I think could be constructive as an analysis.

Ms. McNanny stated, I might be able to answer this question. During the period of study for the analysis of impediments to fair housing and the analysis of impediments to affordable housing if age is found to be one of those impediments then that will definitely be addressed. So this will be addressed in those studies and age may be or may not be found to be an impediment to affordable or fair housing. If it is, that will be addressed subsequently in years two through five. There will be a study about the overall holistic view of what these impediments are, and again, if age is found to be one of them it will be addressed.

Vice Chair Coulter asked, did age not seem to be a factor early on? I think it goes into maybe some of the questions that were asked that we didn't see but was it one of the factors that were considered?

Grant Specialist Lindberg asked, factors that were considered in what? In how we identified what our housing needs are?

Vice Chair Coulter stated, for example, if I have a trend where I'm having 18.8% and that was, say, 14% elderly in 2000 that trend is changing. That is just an example and that can go down to the 30 and below. Are they getting a fair shake in housing? Not just their incomes but their age to go along with the incomes. Who are we talking about? You list these other service organizations that some are tailor-made not just to disabilities but I would think age too. All I'm saying is has it been considered and you answered it could be in the future.

Grant Specialist Lindberg stated, one more thing is we received input from RVCOG which is the senior ...I can't think of what that division is called. We were provided with some input on elderly population and what their housing needs are which is reflected in here. The important thing is the bigger issue appeared to be income and income isn't necessarily solely related to your age.

Vice Chair Coulter stated, to a certain degree that is true and to some degree it's not. I'm not trying to say how to cook the egg. I'm not up here to be the expert on how we do that. I'm saying it is something that I think should be looked at and considered. You guys put your heads together and say how might this be beneficial to potentially come up with some other demographic. What I want to see is the best plan forward and not just these five years but in other cycles because our residents, our citizens, deserve it. They deserve the very best we can give them. I'm not saying how to slice it I'm just asking to consider it. I didn't make a public comment but I guess in a sort that would be a recommendation from Jim Coulter as a Planning Commissioner and as a citizen.

Ms. McNanny stated, I can say that if age is found to be an impediment to affordable or fair housing in the community that will be addressed in subsequent years.

Vice Chair Coulter stated, not only when I look at something in the context of affordable housing planners I'm looking at even bigger picture even with some data like that. Maybe at least a discussion somewhere in City Council of things. I would like to see like a trade college here. Something like that would build up our industrial base which we badly need because we know

that affordable housing goes hand-in-hand with we need higher income. Light industrial, as an example, is an area to do that. That is what I'm asking. That is what I'm saying. That is what I'm recommending.

Chair Fitzgerald stated, you're on the record. Does anyone else have any questions for Scott or Elizabeth?

Grant Specialist Lindberg stated, now you can open it up to public comment.

Chair Fitzgerald asked, Scott you're finished? Tom you're finished? No presentation from staff? We will open it up for public input. If you would like to address the Urban Area Planning Commission this evening please step up to the podium, give your name and address for the record, and tell us what is on your mind.

Ms. Gilbertson stated, my name is Diane Gilbertson and I preside at 388 Claibourn Drive in Grants Pass. I'm the executive director of the Boys and Girls Club. First, I would like to say thank you for even considering our organization as part of this project. If I understand our portion of this correctly it is that these monies will be used in what we call or T-3 program which is our Training Teens for Tomorrow program. Last year we were granted a pilot program for this project along with the Salem Club and the Corvallis Club and what our objectives were was to provide - what do our teens in our community do the day after graduation. National statistics at Boys and Girls Club indicate that if teens are not either employed or in an education or military opportunity between the ages of 16 and 23 they do tend to head to the other side of the fence into the Criminal Justice Department. Our goal was to provide what they did the day after graduation whether it is a university, community college, trade school, military, staying with the Club as an employment opportunity, etc. We managed to get 30 teens through that program last year. I will be honest, we had some rough times with it. It was a pilot program so it was a lot of trial and error. We came out with incentive programs for these teens and we did have 30 that graduated. We created a partnership with Grants Pass High School and a partnership with Rogue Community College. Again, I just want to say thank you for this opportunity. We are working diligently to increase the opportunities at our club for the middle school and for the teens. We are working on expanding our teen program including adding an additional teen center to our organization. We are anticipating an increase of about 50 middle school students next year to that 75 mark in addition to our teen club. We will be opening the club on Saturdays

and Saturday evenings next year as our goal for teen activities. Again, I want to say thank you and if you have any questions I will be glad to do my best.

Chair Fitzgerald asked, are there any questions? Thank you Diane. Would anyone else like to address the Commission.

* Ms. Nelson stated, my name is Sandie Nelson and I work at 109 Manzanita. I work at Choices Counseling Center. I'm a drug and alcohol counselor. I have been a counselor since 1997. We currently work with individuals that are on medication assisted treatment. We are also working with the development of the program for medication assisted treatment here in Josephine County so are individuals don't have to travel over to Medford for their treatment. I see –

Chair Fitzgerald asked, (inaudible) Methadone programs you're talking about?

Ms. Nelson stated, it is a Methadone Subutex Suboxone. Our individuals do have impediments in regards to fair and affordable housing. It's difficult for them to receive housing, to get into housing, and to get support for that. We are here actually as a support to say kudos and thank you very much.

Chair Fitzgerald asked, any questions? Would anybody else like to address the Commission? Then, we will close the public portion and turn it back to staff.

Senior Planner Schauer stated, I just wanted to clarify that we are in the middle of the 30-day public comment. After this evening if people do want to get copies, the current draft is the July 2nd revised draft, there are copies on the back table. It's also available on the website and we have copies available in our office and at the library for folks to review. The comment period has been extended through Monday, August 3rd so if anyone has comments we will take them through that time period. Council will then be considering adoption on August 5th and then we have our submittal to HUD.

Chair Fitzgerald asked, are there any further comments from the Commission? We will not be taking any action at all tonight.

Commissioner Arthur stated, if I remember right the capital part of the sobering center was dropped so we didn't get involved in Federal regulations of the kind you experienced with the bus shelters, right?

Chair Fitzgerald asked, are you talking about Davis-Bacon?

Grant Specialist Lindberg stated, or the food bank, yes, it does involve Federal money so it would become a Federalized capital project and they are more expensive.

Chair Fitzgerald stated, Davis-Bacon is the program you're talking about?

Grant Specialist Lindberg stated, yes.

Commissioner Arthur stated, I guess I was curious about the one thing I asked about or commented on at the last round. That was this situation where the choices seem to encourage the clustering and intensification of the low income housing in certain areas rather than spreading it around. I mentioned then the classic failure (inaudible) project which was the Pruitt Igoe in St. Louis, which I saw when it was first built. My relatives proudly drove us around and showed us how wonderful it all was. 20 years later they were looking at tearing them down and now they have been totally gone for decades, high-rise, very high-density housing, which we are not really faced with here. At that same period someone who had been in architecture school with me in Minnesota and was one of my project team members had been assigned to be the governing architect for the city of Evanston for the implementation of the HUD type housing. He drove me around Evanston, this was like in 1980, and showed me all of the little inflow lots where they had built single, and in some case duplexes but mostly single, small places scattered around not concentrated. I guess I hadn't seen that figure before from our urban growth boundary thing, but there were 44 acres of in-fill and redevelopment land. It seemed to me that would be the very obvious place to consider if you're considering moving ahead in the later periods with actually providing housing would be to look first at the in-fills which tend to be smaller. I'm reacting partly to what Gerard said about in the northwest there wouldn't be any lots that anybody could afford to build on.

Chair Fitzgerald stated, this is a product of zoning, as you know, we've gone through this many times. When you're looking at the investment level of an R-12 lot, for instance, it's not possible

so you're going to be looking R-2s and you're going to be looking at properties that can be purchased with smaller land –

Commissioner Arthur stated, right but you also have –

Chair Fitzgerald stated, but those are not in the northwest –

Commissioner Arthur stated, if you look at the –

Senior Planner Schauer stated, for clarification, I believe some of the data in here about in-fill came out of our analysis from the urban growth boundary work –

Commissioner Arthur stated, right.

Senior Planner Schauer stated, - and where those total numbers came from was looking at all of the different efficiency measures and adding them altogether –

Commissioner Arthur stated, yes.

Senior Planner Schauer stated, - so we didn't say this one area is in-fill –

Commissioner Arthur stated, no, I know.

Senior Planner Schauer stated, - but we assumed a certain (inaudible) of saturation like maybe there are some larger lots that could be further divided that didn't meet the definition of vacant lots as well as things like the accessory dwelling units. There is potential for some saturation even in lower density areas through that type of housing. Whether it is made available as affordable housing or not is a different question, but that certainly contributes to the supply and potential for affordable housing too.

Commissioner Arthur stated, one item I was curious about –

Chair Fitzgerald stated, one of the problems with the infill lots is because most of them are challenged by infrastructure, sewer, water, or roads, and can't meet those. There is an impediment to them being developed otherwise they wouldn't –

Commissioner Arthur stated, I'm not convinced.

Chair Fitzgerald stated, - be undeveloped.

Commissioner Arthur stated, on page 165 is the census tract and it is so small I can't see hardly anything on it. It would be nice, someday, if you gave us a big one. There is no key or legend to tell us what the colors mean.

Grant Specialist Lindberg asked, on what page?

Commissioner Arthur stated, page 185.

Grant Specialist Lindberg stated, I can show that to you.

Commissioner Arthur stated, it isn't so much seeing it right now as I would like to have a readable copy in hand that has a legend on it.

Grant Specialist Lindberg stated, I can tell you that the colors don't represent anything other than just to identify that there are separate census block groups.

Commissioner Arthur stated, okay but clearly when you look at it and you look at the northwest area, which is what we were talking about in previous discussions, they have a lot of little tiny lots in there plus the ones that are potentially sub-dividable. I'm just curious. It doesn't really affect year one because there's nothing in any development for year one but it would affect your planning as you would move to year two, and onward possibly, for providing housing. Keep in mind it doesn't have to be what Gerard said about room for large projects. It doesn't have to be large projects.

Chair Fitzgerald stated, I didn't say that.

Commissioner Arthur stated, yes you did it's in the minutes.

Chair Fitzgerald stated, well, I was talking about (inaudible) –

Commissioner Arthur stated, that's what reminded me about it.

Chair Fitzgerald stated, in the northwest you're not going to be able to put a HUD project of –

Commissioner Arthur stated, but you're assuming a HUD project has to be a large.

Chair Fitzgerald stated, I'm also saying the fact –

Commissioner Arthur stated, and it doesn't.

Chair Fitzgerald stated, - that you're not going to find in an R1-12 zone the ability to pick up lots to build a low-income housing. The numbers, the economics, are pretty bad.

Grant Specialist Lindberg stated, that is part of what the analysis of barriers to affordable housing will potentially examine. Do we have regulatory barriers, market barriers, or cultural barriers to affordable housing? Whether or not that means that on the backend we partner with somebody like Jackson County Housing Authority to provide more publicly assisted housing units or we partner with somebody like Josephine County Housing and Community Development to provide more housing choice vouchers or if we work with Habitat for Humanity to build more single-family or provide some program for SDC rebates for affordable housing units or (inaudible) unit development provisions for affordable housing provision, inclusive zoning, etc. Those are things that will hopefully come out of our analysis of barriers to affordable housing.

Commissioner Arthur stated, I noticed, along this line, I took a cut over from D to Safeway on 9th and passed that duplex at the corner of F and 9th that I lived in when I was a senior in high school in 1954.

Grant Specialist Lindberg asked, though one that is burned out?

Commissioner Arthur stated, no the one next to it. The one on the corner is the one I lived in and the one that burned out was the one next door. It caught my attention because it has been beautifully rehabilitated. It looks like it at least. I didn't see the inside of it but it's been substantially improved. It said in here, and I don't have my calculator for the percentages, but about 2000 units were built before 1950 out of the 15,000 that exist in the city. It seemed like kind of thing would be a pretty useful approach also. It's not one of the ones that lacked a bathroom or kitchen. I don't know where those are in the city. I would like to see some attention to things that are not just stereotypical, more apartment complexes or something. Look a little farther afield at other choices.

Senior Planner Schauer stated, housing rehabilitation of existing housing stock is one potential big program activity area.

Chair Fitzgerald asked, how do you see market as an impediment and how do you plan on overcoming the market?

Grant Specialist Lindberg stated, I don't know. We will pay somebody smarter than me to do that analysis and come up with some recommendations. I don't know if there is a way to do it or if it entails public-private partnerships or other incentives. Hopefully we will cross that bridge when get to it.

Chair Fitzgerald stated, you can call me and I'll put you in touch with the National Association of Realtors. They may help you with that data. I assure you it will have a free enterprise twist to it.

Grant Specialist Lindberg stated, I bet they will.

Vice Chair Coulter stated, I was looking at the housing needs summary table. Loree spoke about it just for a second there. It was amazing to me of those four problems the percentage of houses that have an issue whether it's plumbing, a kitchen facility, overcrowding, and or the last one was the burdens of either 30% or greater. I got to thinking about it and it rung in my head that a lot of the problems were rental units. I bring that up not to put him on the spot or to start an argument, but a number of people I know, when I talked to different people that have had to rent houses or apartments, will generally say negative things about the property management firms. I don't know one way or the other, I'm not going to guess, but I'm going to ask. Have they

been asked to come to the table and be part of this process? I see potentially if there is a problem in some of these areas it could be management, it could be ownership, I don't know. To me it's a thought.

Chair Fitzgerald stated, property managers handle them for the landlord.

Vice Chair Coulter stated, there are some firms in this town to that handle a ton of units and houses and stuff. I'm going on the record with a recommendation that they be asked to participate.

Grant Specialist Lindberg stated, I know that we sent notice to the Josephine County Board of Realtors but didn't receive any input from them and the Homebuilders Association was the same thing. I'm looking to see if we sent anything to --

Vice Chair Coulter stated, because we have Grants Pass Property Management and 221 just off the top of my head.

Grant Specialist Lindberg stated, and those are specific firms, but what you usually do is you contact groups that represent the industry so like the Southern Oregon Rental Unit Owners Association, or whatever it's called, might be somebody to consult with in future years.

Vice Chair Coulter stated, it wouldn't have even been a thought until I looked at this table. Then I went how is that really happening? When I look at how many are lacking plumbing or kitchen facilities it blows my mind. It is unsat for a community to have that. That is all I have, thank you.

Chair Fitzgerald asked, does anyone else have any questions or input on the subject? Otherwise we are going to close it. Thank you very much for your input.

5. **CITIZEN INVOLVEMENT COMMITTEE:** None.

6. **ITEMS FROM STAFF:** None.

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Grants Pass
* b. Employer/Taxpayer Identification Number (EIN/TIN):	93-6002174
* c. Organizational DUNS:	0307901480000

d. Address:

* Street1:	101 NW "A" St
Street2:	
* City:	Grants Pass
County/Parish:	Josephine
* State:	OR: Oregon
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	97526-2008

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:		* First Name:	Scott
Middle Name:			
* Last Name:	Lindberg		
Suffix:			

Title:	Grants Specialist
Organizational Affiliation:	
* Telephone Number:	(541) 450-6015
Fax Number:	
* Email:	slindberg@grantspassoregon.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant Program for Entitlement Communities

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Grants Pass CDBG

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

OMB Control No: 2506-0117 (exp. 07/31/2015)

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CR02
* b. Program/Project: OR02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2015
* b. End Date: 09/30/2016

18. Estimated Funding ($):

* a. Federal	275,001.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	275,001.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [x] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	
* First Name:	Aaron
Middle Name:	K
* Last Name:	Cubic
Suffix:	
* Title:	City Manager
* Telephone Number:	(541) 450-6000
Fax Number:	
* Email:	acubic@grantspassoregon.gov
* Signature of Authorized Representative:	
* Date Signed:	09/28/15

COPY

CERTIFICATIONS

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

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

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(c) 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.

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.

Signature/Authorized Official Date 08/1/15

OMB Control No: 2506-0117 (exp. 07/31/2015)

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.

Signature/Authorized Official Date 08/1/15

City Manager
Title

Appendix - Alternate/Local Data Sources

1	**Data Source Name** June, 2015 JHCDC
	List the name of the organization or individual who originated the data set. Josephine Housing and Community Development Council
	Provide a brief summary of the data set. Client intake data
	What was the purpose for developing this data set? To track number of Section 8 HCVs provided in Grants Pass.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Entire Grants Pass area.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? June, 2015.
	What is the status of the data set (complete, in progress, or planned)? This set is complete.
2	**Data Source Name** 2009-2013 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. Demographic, housing, financial, and economic data
	What was the purpose for developing this data set? The Census Bureau provides the information for general information and for governmental planning purposes
	Provide the year (and optionally month, or month and day) for when the data was collected. 2009-2013
	Briefly describe the methodology for the data collection. Scientific survey sample
	Describe the total population from which the sample was taken. Approximately 33,000

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	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Unknown sample size of Grants Pass residents
3	**Data Source Name** 2015 Josephine County Assessor
	List the name of the organization or individual who originated the data set. Josephine County, Oregon
	Provide a brief summary of the data set. Compiled by type of property deed filed with Josephine County Clerk
	What was the purpose for developing this data set? To track property transactions
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Entire county
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Through June, 2015
	What is the status of the data set (complete, in progress, or planned)? The set is complete

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