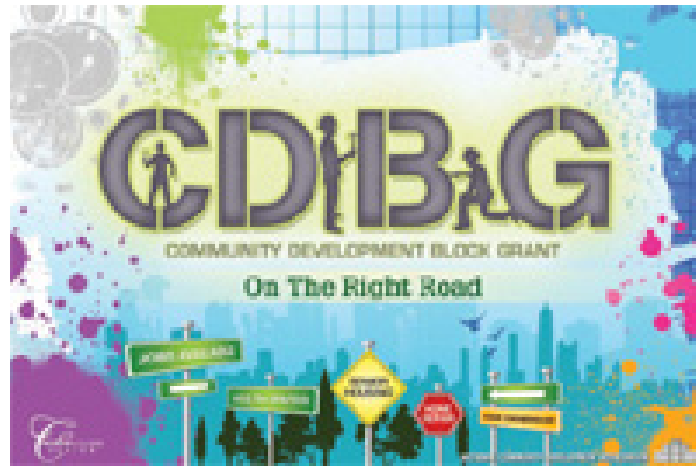


City of Medford, Oregon



July 1, 2008—June 30, 2009

ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT

City of Medford
Neighborhood Resource Division
City Manager's Office
Adopted May 1, 2008

Summary of the One-Year Action Plan Process Fiscal Year 2008/09

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

The One Year Action Plan, an annual requirement, must be submitted to HUD 45 days prior to the beginning of the entitlement fiscal year. A citizen participation plan element requires that interested parties have a 30-day period in which to review and comment upon the funding proposals. The 30-day comment period for the use of the City of Medford's CDBG funds began on March 31, 2008 and ended on April 29, 2008. One comment was received and can be viewed in Appendix A. A public hearing was held on May 1, 2008 at 7:00 p.m. in Council Chambers. Testimony was received from 23 persons primarily in support of funding for the proposed emergency youth shelter. The comments can be viewed in Appendix B.

Copies of the City of Medford Consolidated Plan plus the One-Year Action Plan for fiscal year 2008/09 are available at the following location:

City of Medford
City Manager's Office
City Hall, 3rd Floor
411 W. 8th Street
Medford, OR 97501

The Action Plan is available online at www.ci.medford.or.us on the Neighborhood Resource Division website.

EXECUTIVE SUMMARY

The City of Medford is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Medford's Fiscal Year 2008-2009 CDBG funding allocation is \$614,230 with \$210 in unallocated carryover and \$37 in allocated carryover funds plus an additional \$95,000 in program income.

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

Funding will be used for homeowner rehabilitation, acquisition of a house to be used as an emergency shelter for homeless youth and infrastructure development for transitional housing, public service operations and rehabilitation of low income apartments. Performance measurements include enhanced affordability and accessibility for the purpose of providing decent housing and enhanced and improved accessibility for the purpose of providing suitable living environments.

Citizen Participation and Consultation

The City of Medford allocated its CDBG funds through a competitive process. The Housing and Community Development Commission, a nine-person citizen advisory group, reviewed all applications and made its funding recommendations on March 18, 2008. It forwarded its funding recommendations to the Medford City Council. The public comment period for the draft 2008/2009 Action Plan began on March 31 and ran through April 29, 2008. The draft plan was posted on the City's website and was available to the public at City Hall. One comment was received in opposition to funding the emergency youth shelter and can be viewed in Appendix A. The Housing and Community Development Commission met again on April 22, 2008 to review the public comment and discuss concerns related to the emergency youth shelter. The Commission reaffirmed its recommendation to fund the shelter. A public hearing was held on May 1, 2008. Testimony was received from 23 persons with the 21 favoring funding the youth shelter. Two persons spoke in opposition and one person spoke regarding the Housing Authority funding. Comments may be viewed in Appendix B.

The public comment period and the public hearing for both the originally submitted plan and the amendment to the plan were noticed in the Legal Notices section of *The Mail Tribune*.

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

SOURCES OF FUNDS/RESOURCES

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

a. Federal Programs

1) Community Development Block Grant (CDBG)

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

2) HOME Program

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

3) Low-income Energy Assistance and Weatherization

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

4) Mortgage Credit Certificate Program

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

5) Low-income Housing Tax Credit

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

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

6) Exemptions from Local Property Taxes

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

7) Resources for Homeless Populations

The Oregon Housing and Community Services Department receives federal and state resources to be used in the state for homeless persons. These include: Emergency Housing Account, Emergency Shelter Grants, State Homeless Assistance Program, Shelter Plus Care, and Supplemental Assistance for Facilities to Assist Homeless. Additionally, under the Federal Continuum of Care program administered by HUD, local governments and agencies can apply for federal funding for programs and services to prevent and combat homelessness. The Continuum of Care has been successful at acquiring McKinney Vento funds. This year, they received \$314,266 to fund four on-going programs/projects: support for ACCESS' Woodrow Pines, the Home At Last Program, the Salvation Army's Hope House Transitional Shelter and Community Works Transitional Living program for youth and teens. ACCESS, Inc., as the Community Action Agency for Jackson County, is also the designated lead agency by Oregon Housing and Community Services Department for administering many of these funds. It houses the Southern Oregon Housing Resource Center, a clearinghouse for housing programs.

8) Public Housing Assistance

The Housing Authority of Jackson County can receive funds from HUD for a variety of purposes. Principal funds include Housing Choice Vouchers, of which HAJC has 1390 for all of Jackson County. They also offer special programs such as the Family Self Sufficiency and are able to offer housing choice vouchers for mortgage payments for qualified families. The Housing Authority of Jackson County is a member of Valley Individual Development Account (VIDA) and will be administering up to 10 IDAs.

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

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

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

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

b. State Programs

1) State of Oregon Affordable Housing Resources

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

c. City General Fund Resources

1) Neighborhood Matching Grant Funds

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

2) City General Fund Grants

The City of Medford allocates \$275,000 annually in general fund dollars to help fund the day –to–day operations of public service agencies and organizations providing essential safety net services in the city. Funding in FY 2008/09 will help support the domestic violence shelter and rape crisis programs, Hope Transitional homeless shelter, Food Share and Food Rescue programs, senior and disabled services, legal services, alcohol and drug treatment services, and health and dental services. Twenty-seven programs will receive funding during this next fiscal year. A \$4.5 million bond measure was passed in 2005 to build sidewalks within a mile radius of elementary schools throughout the City. Sidewalks are currently being completed in Census Tract 1.2 near Howard School.

SUMMARY OF SPECIFIC ANNUAL OBJECTIVES: FY 2008/09 ACTIVITIES

The Action Plan allocates \$614,230 in new 2008-2009 CDBG funds, \$95,000 in estimated program income with \$247 in carryover dollars (\$210 of which are unallocated) to support the following program areas:

• **Housing Rehabilitation-** The Housing Authority of Jackson County was granted \$100,000 in new grant funds and an estimated \$75,000 in program income to provide no interest loans for improvements to residents occupied by low-income homeowners. Examples of eligible repairs include roof replacement and emergency repairs to plumbing, heating and electrical systems.

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

• **Emergency Shelter** – Hearts with a Mission was granted \$216,000 in new CDBG funds to acquire a house to rehabilitate and use as an emergency shelter for homeless and runaway youth and teens.

Outcome Statement: *Availability for the purpose of creating suitable living environment*

• **Transitional Housing-** The Salvation Army was granted \$50,000 in new CDBG funds to add to the \$218,500 of CDBG funding they had previously received to develop public infrastructure and access into the Hope House Transitional Shelter including streets, sidewalks, streetlights, water and sewer.

Outcome Statement: *Availability for the purpose of creating suitable living environment*

Rental Housing Rehabilitation- The Housing Authority of Jackson County was granted \$35,380 in new CDBG funds and \$37.00 in carryover dollars for rehabilitation of the 8-unit West Main Street Apartment Complex. Rehabilitation includes a combination of siding, roofing, windows and other exterior work including painting.

Outcome State: *Sustainability for the purpose of providing decent housing.*

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

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

• **Administration-** \$122,850 in new funds and \$20,000 in estimated program income will be used for general program administration, fair housing activities, project implementation, and other planning activities.

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Projects (CDBG)	Performance Indicators	Year	Expected Number	Actual Number	P Co
DH-2 Affordability of Decent Housing							
DH-2.1	Address the need for affordable housing by rehabilitating existing homes for low-mod homeowners	Homeowner Rehabilitation Program	# occupied by elderly # of units brought from substandard to standard condition # of units brought into compliance with lead safe housing # qualified as Energy Star # of units made accessible for disabled	2008	12		
DH-2.2	Address the need for affordable rental housing by rehabilitating existing apartments for low-mod tenants	West Main Apartments Rehabilitation Project	# of rental units rehabilitated	2008	8		

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Projects (CDBG)	Performance Indicators	Year	Expected Number	Actual Number	P Co
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1.1	Address the need for infrastructure to provide accessibility to the expansion of The Salvation Army's Hope House Transitional Shelter	Hope House Transitional Shelter Expansion-Phase II	# of persons assisted with new access to a facility or infrastructure benefit	2008	36		
SL-1.2	Address the need for an emergency shelter for homeless youth	Hearts with a Mission	# of persons assisted with new access to a facility	2008	15		
SL-1.3	Improve the availability/accessibility of support services for the physically and mentally disabled.	DASIL	# of persons assisted with new access to a service	2008	500		
SL-1.4	Address the need for integrated services to assist homeless and/or runaway teens	Kids Unlimited/The Maslow Project	# of persons assisted with new access to a service	2008	300		
SL-1.5	Improve the availability/accessibility of case management family assistance to low-mod persons living at Stevens Place Apartments and Sky Vista Apartments	OnTrack, Inc	# of persons assisted with new access to a service	2008	150		
SL-1.6	Improve the availability/accessibility of support services for senior citizens	Medford Senior Center	# of persons assisted with new access to a service	2008	900		
SL-1.7	Improve the availability/accessibility of legal services for low income citizens and seniors.	Center for Nonprofit Legal Services	# of persons assisted with new access to a service	2008	300		

GEOGRAPHIC DISTRIBUTION

For the purpose of the Consolidated Plan, the City of Medford defines areas of minority concentration as *a Census Tract where the total percentage of minority population is 20 percent or more of the total population in the Census Tract*. 2000 Census data shows that the City of Medford has three such Census Tracts where there exists more than a 20% concentration of minorities. In specific, Census Tract 1 supports 30.1% of Hispanic population, Census Tract 2.01, a 22.4% concentration of Hispanics and Census Tract 2.02, a 22% concentration of Hispanics. The City has consistently targeted funds to these areas in West Medford throughout the years due to the low-moderate income base and to the higher than average minority populations. In fact, since 2000, 6,760 Hispanic individuals out of 63,407 persons or a total of 11% of all persons served have received assistance through a CDBG- funded Public Service activity.

Targeted 2008/09 CDBG funds include funds for The Maslow Project located at Kids Unlimited which is in the Liberty Park Neighborhood, Census Tract 1. Also, Hearts with a Mission plans to purchase a group home across the street from The Maslow Project to develop into an emergency shelter for homeless youth. This past year, funding was targeted for the Home Repair Program in the local target areas of Liberty Park, McLoughlin and Washington neighborhoods. These neighborhoods are the most diverse in the City with high concentrations of Hispanic populations in particular. This year, those same three neighborhoods will again be targeted for home repair funds.

ALLOCATION PRIORITIES

Approximately 25% of the CDBG funding will be used in local target areas in 2008/2009 primarily in the form of homeowner repair funding. This funding will be used in the targeted neighborhoods of McLoughlin, Liberty Park and Washington. Other targeted neighborhood programs include the shelter and integrated services for homeless teens, both located in the Liberty Park Neighborhood, Census Tract 1 and the neighborhood improvement project carry forward funding which targets these neighborhoods as well.

**TABLE 3B
AFFORDABLE HOUSING**

	Annual Number Expected Units To Be Completed	<u>Resources used during the period</u>			
		CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless households	12	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	8	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Rental		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	12	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Owner		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Acquisition of existing units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	20	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	20	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	8	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	12	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	20	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Jurisdiction's Name **City of Medford**

Priority Need

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

Project Title

Homeowner Rehabilitation/Repair Program

Description

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

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide with 25% targeted to the McLoughlin, Liberty Park and Washington Neighborhoods.

Objective Number	Project ID
DH-2.1	1
HUD Matrix Code	CDBG Citation
14A	570.202(a)(1)
Type of Recipient	CDBG National Objective
LMH	570.208(a)(3)
Start Date	Completion Date
07/01/08	06/30/09
Performance Indicator	Annual Units
# of units occupied by elderly,# of units brought from substandard to standard,# qualified as Energy Star,# of units made accessible, # of units brought into compliance with lead safe housing	12
Local ID	Units Upon Completion
PH001-2008	12

Funding Sources:

CDBG	\$100,000
ESG	
HOME	
HOPWA	
Total Formula	\$100,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$75,000
Total	\$175,000

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

To retain affordable rental housing for low-mod income citizens

Project Title

Rehabilitation of West Main Street Apartments

Description

Rehabilitation of an 8-unit apartment complex including a combination of siding, roofing, windows and sliding glass doors.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

West Main Street Apartments
1608 and 1612 West Main St., Medford

Objective Number DH-2.2	Project ID 4
HUD Matrix Code 14B	CDBG Citation 570.202(b)(1)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(3)
Start Date 07/01/08	Completion Date 06/30/09
Performance Indicator #of affordable units	Annual Units 8
Local ID PH0004-2008	Units Upon Completion 8

Funding Sources:

CDBG	\$ 35,380.00
ESG
HOME
HOPWA
Total Formula	\$35,380.00
Prior Year Funds	\$ 37.00
Assisted Housing
PHA
Other Funding
Total	\$35,417.00

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

Transitional Housing for Families/ Homelessness Prevention

Project Title

The Salvation Army's Hope House Expansion Project- Phase II

Description

This project provides funds to develop the public infrastructure and access into the Hope House transitional shelter including streets, sidewalks, street lights, water and sewer, curb and gutters. This is Phase II of the expansion project for the shelter which will provide 12 new family units housing as many as 36 persons.

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

Location/Target Area

Hope House Transitional Shelter
1059 Crews Road, Medford

Objective Number SL-1.1	Project ID 3
HUD Matrix Code 03C	CDBG Citation 570.201(c)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/08	Completion Date 06/30/09
Performance Indicator #of persons assisted with improved access to a facility	Annual Units 12
Local ID PH0061	Units Upon Completion 12

Funding Sources:

CDBG	\$50,000
ESG	
HOME	
HOPWA	
Total Formula	\$50,000
Prior Year Funds	\$218,500
Assisted Housing	
PHA	
Other Funding	\$253,825
Total	\$522,325

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Medford

Priority Need
Emergency Shelter for homeless youth

Project Title
Acquisition of Emergency Shelter for homeless youth- Hearts with a Mission

Description

This project provides funds for acquisition of a house located on Edwards Street in Liberty Park to be rehabilitated and used for a shelter for homeless and runaway youth ages 10 to 17.

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

Location/Target Area
Hearts with a Mission Emergency Youth Shelter
521 Edwards Street, Medford

Objective Number SL-1.2	Project ID 2
HUD Matrix Code 03C	CDBG Citation 570.201 (c)
Type of Recipient Nonprofit	CDBG National Objective 570.208(a)(2) (A)
Start Date 07/01/08	Completion Date 06/30/09
Performance Indicator #of persons assisted with improved access to a facility	Annual Units 1
Local ID PH0059-2008	Units Upon Completion 1

Funding Sources:

CDBG	\$216,000
ESG	
HOME	
HOPWA	
Total Formula	\$216,000
Prior Year Funds	0
Assisted Housing	
PHA	
Other Funding	
Total	\$216,000

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

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

Project Title : Paths to Self-Sufficiency, Center for Nonprofit Legal Services

Description

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

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

Location/Target Area

Center for Nonprofit Legal Services
225 West Main, Medford

Objective Number SL-1.7	Project ID 6
HUD Matrix Code 05C	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/08	Completion Date 06/30/09
Performance Indicator # of persons assisted with new or improved access to a service	Annual Units 300 persons served
Local ID PH0015-2008	Units Upon Completion 300 persons served

Funding Sources:

CDBG	\$9,800
ESG	
HOME	
HOPWA	
Total Formula	\$9,800
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$29,235
Total	\$39,035

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

Jurisdiction's Name **City of Medford**

Priority Need
Support services to homeless and/or runaway teens

Project Title
The Maslow Project: Youth Social Service Integration Center

Description

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

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide services

Kids Unlimited

821 N. Riverside Drive, Medford

Objective Number SL-1.4	Project ID 5
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/08	Completion Date 06/30/09
Performance Indicator # of persons assisted with improved or new access to a service	Annual Units 300 persons served
Local ID PH0041-2008	Units Upon Completion 300 persons served

Funding Sources:

CDBG	\$20,200
ESG	
HOME	
HOPWA	
Total Formula	\$20,200
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$97,166
Total	\$117,366

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Medford**

Priority Need

To provide services for disabled and/or homeless persons

Project Title

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

Description

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

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

Location/Target Area

Citywide
DASIL, 29 N. Ivy Street, Medford

Objective Number SL-1.3	Project ID 9	Funding Sources:		
HUD Matrix Code 05	CDBG Citation 570.201(e)		CDBG	\$15,000
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)(A)		ESG	
Start Date 07/01/08	Completion Date 06/30/09		HOME	
Performance Ind. # of persons assisted with new or improved access to a service	Annual Units 500 persons served		HOPWA	
Local ID PH0042-2008	Units Upon Completion 500 persons served		Total Formula	\$15,000
			Prior Year Funds	
		Assisted Housing		
		PHA		
		Other Funding	\$56,262	
		Total	\$71,262	

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Medford

Priority Need

To provide safety net services for low income seniors

Project Title

Senior Advocacy Program, Medford Senior Center

Description

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

Objective category: X Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: X Availability/Accessibility Affordability Sustainability

Location/Target Area

Citywide

The Medford Senior Center, 510 East Main Street, Medford

Objective Number SL 1.6	Project ID 8
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a) (2)(A)
Start Date 07/01/08	Completion Date 06/30/09
Performance Ind. # of persons assisted with new or improved access to a service	Annual Units 900 persons served
Local ID PH0021-2008	Units Upon Completion 900 persons served

Funding Sources:

CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	\$20,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$273,156
Total	\$293,156

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Medford

Priority Need

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

Project Title

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

Description

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

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

Location/Target Area

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

Objective Number SL-1.5	Project ID 7
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient nonprofit	CDBG National Objective 570.208(a)(2)
Start Date 07/01/08	Completion Date 06/30/09
Performance Indicator # of persons served with new or improved access to a service	Annual Units 150 persons served
Local ID PH0024-2008	Units Upon Completion 150

Funding Sources:

CDBG	\$25,000
ESG	
HOME	
HOPWA	
Total Formula	\$25,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$35,410
Total	\$60,410

PUBLIC HOUSING

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

CHRONIC HOMELESSNESS

In the 2006/2007 Program Year, the City awarded \$193,500 to The Salvation Army to provide for the development of public infrastructure for the expansion project of the organization's Hope House Transitional Shelter with an additional \$25,000 in 2007/2008. This program year, they awarded The Salvation Army an additional \$50,000. The Salvation Army will develop 12 family units over the next two years. Also, this program year's CDBG funding was allocated to purchase a house to be used as an emergency shelter for homeless youth and teens and public service dollars were allocated to the Maslow Project, a youth service integration center providing services to homeless youth and teens. The number of homeless youth identified in the 549C Medford School District was 1106 in 2006. Medford has the highest percentage of homeless students among the 5 school districts in the state with the largest homeless population.

LOW/MOD BENEFIT

One hundred percent (100%) of 2008/2009 CDBG funds will be used for activities that benefit LMI persons.

MONITORING STANDARDS AND PROCEDURES

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

The City will monitor the progress of all new 2008/09 Action Plan programs and prepare an annual report (CAPER) which will cover progress made for each activity, as well as number of beneficiaries, number of units and number of dollars spent through the annual Grantee Performance Report. The City has expanded its role as a supportive partner and coordinator of affordable housing through its nine-person Housing and Community Development Commission. This Commission helps provides a stronger citizen participation component for the CDBG program. Housing Commissioners monitor the progress of all CDBG- funded capital

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

In addition to reviewing all subrecipient draw down requests, program and financial reports, the City will complete a risk assessment of 2008/09 CDBG subrecipients. The purpose of this risk assessment is to identify which subrecipients will require comprehensive monitoring during the program year. The risk assessment uses the following criteria **to identify high-risk** subrecipients which will require comprehensive monitoring:

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

Comprehensive monitoring of high-risk subrecipients will include a minimum of one on-site project monitoring visit during the 2008/09 program year. If a subrecipient is determined to be high-risk, they may also be required to submit monthly financial and program outcome reports (vs. quarterly). The schedule of each on-site monitoring visit will be determined by the subrecipient project schedule and a standardized monitoring checklist will be used when evaluating each subrecipient CDBG-funded project. In this program year, the City will monitor one new public service program, the Medford Senior Center. Hearts with a Mission will also be monitored as a new subrecipient that is carrying out a high-risk activity.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

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

- Annual Homeless Survey
- Accessible Affordable Housing
- Homeless Youth

Through the support and coordinated efforts of this Task Force, the Rogue Valley Council of Government's Senior and Disability Services program in partnership with DASIL is sponsoring the Home at Last supportive housing program designed to give mentally and physically disabled adults the assistance they need to find a home and keep it. Clients receive a range of services from assistance in obtaining permanent housing to medical treatment. The program was a three-year \$496,000 program funded by a HUD McKinney grant. They received an additional \$133,665 in 2005, 2006 and again in 2007.

Also through the coordinated efforts of the Homeless Task Force, there are other McKinney Vento recipients for 2007 including ACCESS, Inc for its supportive mental health services for Woodrow Pines, Community Works for its homeless and runaway teen program, and the Salvation Army for its Hope House Transitional Shelter.

The Homeless Task Force conducts an annual homeless survey, one night shelter count and gaps analysis. The annual homeless survey reveals a steady climb in the number of homeless persons in Jackson County. Survey results for 2006 noted that more than 67% of the homeless counted in the survey are children between the ages of birth and 19 years.

Nonprofit housing providers and social service agencies continue to address the needs of homeless and special needs populations. St. Vincent de Paul in Medford has opened its newly remodeled shelter project in 2007 providing more transitional shelter beds as well as a women's dormitory.

Another project recently completed and designed to meet special needs is a scattered site housing partnership project between Living Opportunities, Inc., a nonprofit working with developmentally disabled persons and On Track, Inc., a nonprofit working with persons with alcohol and other drug addictions and persons with HIV and AIDS- related diseases. The Living on Track project includes both the Sky Vista Apartments with 48 units and the Lithia Place Apartments with 15 units. This project is modeled after the very successful Stevens Place project, which houses very low income families who are unable to meet tenancy eligibility requirements elsewhere. Stevens Place has both a property manager and case manager on site as does both of the new projects, Sky Vista and Lithia Place. CDBG funding helped to support a case manager at Stevens Place and one at Sky Vista in 2007/2008 and will also provide funding in this program year.

COORDINATION

Coordination between public and assisted housing providers, health providers and social service agencies along with municipal and county governments continues to occur through a variety of venues. A number of housing providers include service components for the residents of their housing projects.

Along with the Homeless Task Force, there is a Jackson County Community Services Consortium, which advocates for the delivery of affordable, accessible and quality community services in Jackson County and provides a networking structure for agencies.

There is also a Hispanic Interagency Committee which serves as a networking vehicle and advocate for the provision of services to the expanding Spanish speaking community. The Neighborhood Resource Coordinator currently chairs these monthly meetings and promotes City services through outreach and awareness. Also, the West Medford Family Resource Service Center, which is one of three county integrated service sites, serves approximately 4350 families with a variety of coordinated services including adult and family services, employment, child care, housing, health and substance abuse services. Unfortunately, the West Medford Family Center is due to close in the fall of this year due to lack of funding.

The Southern Oregon Housing Resource Center provides a clearing house for housing related resources within Jackson and Josephine Counties. It is a collaborative effort between both county

governments, ACCESS, Inc., the Housing Authority of Jackson County and several municipalities including the City of Medford. Program income derived from State-funded CDBG projects in Jackson and Josephine Counties will be funneled through this organization as well. The Neighborhood Resource Coordinator serves on its advisory board.

The City of Medford has established a Housing and Community Development Commission to address issues relating to housing accessibility and affordability within the City. Serving in an advisory capacity to City Council on housing issues, they act as a focal point for all housing related issues for the City. In 2003, they were approved by City Council serve in an advisory capacity on issues related to Community Development Block Grant including recommendations regarding CDBG funding.

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

REDUCTION OF LEAD-BASED PAINT HAZARDS

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

Non-Profit Housing Rehabilitation Projects

Acquisition and rehabilitation activities of older structures undertaken by area nonprofit housing providers receiving HUD funds will be affected. Many of these projects often require HUD subsidies exceeding \$25,000 per unit and the cost of treating lead-based paint may add greatly to the overall cost of the project. Additional funds may be required to offset this increase, which may result in fewer units being rehabilitated.

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

INSTITUTIONAL STRUCTURE

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

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

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

UNDERSERVED NEEDS

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

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

In 2007, the City of Medford, in partnership with the Rogue Valley Council of Governments, the United Way of Jackson County, City of Ashland, and ACCESS, Inc. conducted a Community Needs Assessment. Survey forms were distributed to all organizations in Jackson County providing services to low-income individuals, families, seniors and disabled person to gather information about their needs and gaps in service. The consumer survey was completed by 746 clients of whom 83% were low-income, 30% were disabled and 52% were seniors. The five most critical needs in priority order include:

1. Food assistance
2. Energy assistance
3. Health care

4. Housing assistance
5. Transportation

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

FAIR HOUSING

The Fair Housing Council of Oregon continues to offer annual training workshops for social service agencies on fair housing issues. The City of Ashland and the City of Medford in partnership with the Fair Housing Council offered four separate webcasts in 2007 targeting different audiences such as realtors, landlords and tenants, housing advocates and architects.

The City's *Analysis of Impediments to Fair Housing* has been completely updated. The City partnered with the Consumer Credit Counseling Service of Southern Oregon to offer a predatory lending roundtable in April 2004. A follow-up roundtable was held in June 2006. Lenders providing conventional and sub-prime loans, realtors, and representatives from the Housing Authority, Non-Profit Legal Service, AARP, Senior Protective Services, West Medford Community Coalition, and ACCESS all participated. The City plans to continue partnering with the Consumer Credit Counseling Service of Southern Oregon to develop an education and awareness program around predatory lending issues.

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

The City will be providing CDBG funding, in this program year, along with its General Fund grants, to the Center for Nonprofit Legal Services to enable it to continue to provide assistance on landlord-tenant law and on Fair Housing issues. They have an attorney on staff focusing on fair housing and other housing related issues.

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

1. **Continue to support fair housing education for consumers, lenders, realtors, landlords, advocacy groups and service providers.** The City of Medford has Fair Housing posters posted throughout City Hall and has Fair Housing brochures in all of the City's brochure racks. Brochures and educational materials are available at events such as the annual First Time Homebuyer Fair and Multicultural Fair.
2. **Continue to support actions to increase the availability of affordable housing.** The City of Medford has established a City Housing and Community Development Commission to determine ways that the City can increase affordable housing. The Commission has an active Regulatory Barriers Task Force, organized to address the HUD National Call to Action, which is looking at ways to address existing local barriers to affordable housing

development. The City also continues to fund nonprofit housing agencies in their efforts to develop more affordable housing for low-income persons and for persons with special needs.

3. **Support the activities of the Fair Housing Council of Oregon (FHCO).** The City has been working closely with the FHCO to offer educational workshops and to provide information to the public about housing discrimination and fairness issues. In 2007, the City partnered with the Fair Housing Council and the City of Ashland to offer quarterly live web casts on fair housing issues targeted at different audiences including real estate industry, social service providers, housing development industry, and housing consumers.
4. **Continue to monitor activities of lending institutions.** The City of Medford has contracted with a consultant to obtain data from lending institutions according to the Home Mortgage Disclosure Act (HMDA) and to analyze the differences in loan approval rates. This study was completed in June 2003 and no major problems were noted. Current research continues to demonstrate that no major problems exist.
5. **Support a cooperative effort to investigate the extent of predatory lending in Medford and consider strategies to eliminate this practice.** The City of Medford in partnership with the Consumer Credit Counseling Service of Southern Oregon sponsored a second Predatory Lending Roundtable discussion in 2006 with representatives from the mortgage lending industry, financial institutions, social service agencies as well as representatives from the State of Oregon on the situation surrounding predatory lending in Medford and Jackson County. Workshops on this topic will be offered at events such as the First Time Homebuyer Fair.

STRATEGY IMPLEMENTATION

The following is a listing of the goals and strategies that will be implemented in the 2008-2009 Program Year. Each strategy is followed by the activity that will implement the goal and strategy. Where appropriate, the activity is followed by proposed accomplishments of the activity for the year.

AFFORDABLE AND WORKFORCE HOUSING

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

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

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

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

Location: Citywide
 Subrecipient: Housing Authority of Jackson County
 Funding: \$100,000 CDBG and \$75,000 in estimated program income
 Outcome: Approximately 12 homes rehabilitated.

Affordability

Affordability for the purpose of providing decent housing

Housing Rehabilitation

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

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

Activity 1: Provide funds to rehabilitate the West Main Street Apartments
 Location: 1608 and 1612 West Main Street, Medford
 Subrecipient: Housing Authority of Jackson County
 Funding: \$35,380 of new CDBG funds, \$37.00 in carryover funds
 Outcome: Rehabilitation of 8 rental units for low income citizens

Sustainability

Sustainability for the purpose of providing decent housing

Multi-Unit Residential Rehabilitation

Outcome Statement: Affordable rental housing for 8 low income households will be maintained through rehabilitation to provide decent and safe housing.

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

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

The City of Medford offers a Vertical Housing Development Zone within its Central Business District. This zone, through the State of Oregon, offers property tax exemptions for mixed use projects. The City of Medford and the Medford Urban Renewal Agency will continue to promote this program.

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

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

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

The Housing Commission's Regulatory Barriers Committee Task Force is exploring ways to encourage affordable housing development in Medford. They have researched what other cities are doing relative to this issue and have been trying to determine which incentives might be reasonable and effective.

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

The Housing and Community Development Commission will explore the development of land trusts within the city limits over the coming year working in support with the nonprofit housing community.

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

The Housing Commission's Regulatory Barriers Committee Task Force is exploring ways to encourage affordable housing development in Medford through possible incentives and requiring a percentage of affordable units as a condition of annexation.

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

The Housing Element is being updated with a proposed completion and adoption date of June 2008.

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

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

Activity 1: First Time Homebuyer Fair

The City of Medford, in partnership with the West Medford Community Coalition sponsored the 6th annual Homebuyer Fair in March 2007 and will be offering another such fair in the coming year. Promotional materials are always bilingual and nearly half of the participants target the Hispanic population. The fair brings together resources for the first time homebuyer from credit counseling to mortgage lenders to realtors.

Outcome: 250 persons, including 145 Latinos, will attend the fair and gather housing information and be exposed to homeowner resources

Activity 2: First Time Homebuyers Assistance Program:

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

Location: Citywide

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

Funding: \$50,700 in carry forward funds

Outcome: Approximately 5 income eligible families will become homeowners within the City of Medford.

Affordability

Create decent housing with new affordability

Direct Homeownership Assistance

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

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

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

Strategy 1-5. Affirmatively further Fair Housing choices.

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

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

Subrecipient: Center for Nonprofit Legal Services

Location: 225 West Main Street, Medford
Funding: \$9,800 in new CDBG funds
Outcome: 300 people will receive legal assistance to access transportation, Employment, housing, healthcare and public benefits through the defense of their legal rights to fair housing and reasonable accommodations.

Suitable Living

Enhance suitable living environment through new availability/accessibility

Public Service Activities

Outcome Statement: 300 people will receive legal assistance in defense of fair housing and /or reasonable accommodations

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

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

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

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

The City will continue to partner with the Consumer Credit Counseling Service of Southern Oregon to offer multicultural, educational materials to consumers on predatory lending practices.

NEIGHBORHOOD REVITALIZATION

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

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

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

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

Strategy 2-2 Build community through strengthened Neighborhood Councils

Objective: Encourage volunteerism to build neighborhood capacity.

Activity 1: Neighborhood Leadership Academy

The City of Medford in partnership with the West Medford Community Coalition and Rogue Community College sponsors a Neighborhood Leadership Academy twice a year to increase neighborhood and community involvement and develop citizen leaders. The academy attracts a diversity of interested citizens and is helping to create alternate leaders in the community. Each participant learns about leadership styles, conflict resolution, public speaking, land use issues, community asset mapping and City Hall 101. The final project is a citizen sponsored neighborhood and/or community wide project such as a Neighborhood Resource Fair, cleanup event or beautification effort.

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

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

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

Activity 1: Neighborhood Development Project

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

Sustainability

Enhance suitable living environment through improved sustainability

Public Facility and Improvement Activity

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

INDEPENDENCE AND ECONOMIC OPPORTUNITY

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

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

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

Activity 1: The Maslow Project, Youth Social Service Integration Center
 Location: 821 North Riverside Avenue- Liberty Park Neighborhood
 Subrecipient: Kids Unlimited (in partnership with Medford School District 549 (C))
 Funding: \$20,200 in CDBG funds
 Outcome: 300 homeless and/or runaway youth and teens will receive supportive services including food, hygiene products, laundry services, mental and health services.

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

Suitable Living

Enhance suitable living environment through new availability/accessibility

Public Service Activities

Outcome Statement: Support services will be provided to 300 homeless and/or runaway youth/teens

Activity 2: Hearts with a Mission Emergency Shelter for Homeless Youth
 Location: 521 Edwards Street- Liberty Park Neighborhood
 Subrecipient: Hearts with a Mission
 Funding: \$216,000 in new CDBG funds
 Outcome: Homeless and/or runaway youth and teens will be provided with Emergency shelter through the development a 15 room youth shelter.

Hearts with a Mission plans to acquire and rehabilitate a house on Edwards Street in the Liberty Park Neighborhood to serve as an emergency youth shelter. Initially, the project is planning beds for 15 youth.

Suitable Living

Enhance suitable living environment through new availability/accessibility

Homeless Facility

Outcome Statement: Up to 15 rooms will be provided for emergency shelter for homeless and Runaway youth.

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

Activity 2: Senior Advocacy Program
 Location: Medford Senior Center, 510 East Main Street
 Subrecipient: Medford Senior Center
 Funding: \$20,000 in CDBG funds; \$9,200 in City general fund grants

Outcome: 900 seniors will receive services such as meals, food stamp and medical advocacy, transportation, financial and tax assistance.

Availability/Accessibility

Enhance suitable living environment through accessibility

Public Service Activities

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

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

Activity 3: Family Advocate services for Stevens Place and Sky Vista Apartments

Location: Stevens Place, 1105 Stevens Street
Sky Vista, 1900 Homeview Drive

Subrecipient: On Track, Inc.

Funding: \$25,000 CDBG

Outcome: 150 persons

Availability/Accessibility

Enhance suitable living environment through availability

Public Service Activities

Outcome Statement: Up to 150 L/M persons will be stabilized through the providing comprehensive case management services

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

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

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

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

Activity 1: Hope House Transitional Shelter Expansion project, Phase II

Location : 1059 Crews Road, Medford

Subrecipient: The Salvation Army

Funding: \$50,000 in new CDBG funds and \$218,500 in carry forward funds

Outcome: 12 family transitional housing units.

Funding will go towards the development of public infrastructure on Virginia Street and access into the Hope House Emergency Shelter including the development of streets, sidewalks,

streetlights, water and sewer, curbs and gutters. Project work will also include an access road and parking lot at the shelter.

Suitable Living Environment

Enhance suitable living environment through sustainability; improving community

Homeless Facilities

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

Activity 2: Hearts with a Mission Emergency Shelter for Homeless Youth

Location: 521 Edwards Street- Liberty Park Neighborhood

Subrecipient: Hearts with a Mission

Funding: \$216,000 in new CDBG funds

Outcome: Homeless and/or runaway youth and teens will be provided with Emergency shelter through the development a 15 room youth shelter.

Hearts with a Mission plans to acquire and rehabilitate a house on Edwards Street in the Liberty Park Neighborhood to serve as an emergency youth shelter. Initially, there will be beds for 15 youth.

Suitable Living

Enhance suitable living environment through new availability/accessibility

Homeless Facility

Outcome Statement: Up to 15 rooms for an emergency shelter will be provided for homeless and runaway youth.

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

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

Location: 29 N. Ivy Street in Downtown Medford

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

Funding: \$15,000 in new CDBG funds

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

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

Availability/Accessibility

Enhance suitable living environment through improved accessibility

Public Service Activities

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

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

Location: 821 North Riverside Avenue- Liberty Park Neighborhood

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

Funding: \$20,200 in CDBG funds

Outcome: 300 homeless and/or runaway youth and teens will receive supportive services including food, hygiene products, laundry services, mental and

physical health services

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

Suitable Living Environment

Enhance suitable living environment through new availability/accessibility

Public Service Activities

Outcome Statement: Services will be provided to 300 homeless and/or runaway youth/teens

PROPOSED PROJECTS

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

Revenue for the 2008/09-Program Year is anticipated to be:

<i>2008/09 Grant</i>	<i>\$ 614,230</i>
<i>Carry forward(unallocated)</i>	<i>210</i>
<i>Carry forward (allocated)</i>	<i>37</i>

<i>Subtotal</i>	<i>\$ 614,477</i>
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<i>Estimated Program Income</i>	<i>\$ 95,000</i>
<i>HAJC</i>	

<i>Total Funds Available</i>	<i>\$ 709,477</i>
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**U.S. Department of Housing and Urban Development
City of Medford, Oregon
Funding Sources
FY 2008-2009**

Entitlement Grant	\$614,230
Unprogrammed Funds from previous years (carryover)	\$210
Programmed Funds from previous years(carryover)	\$37
Total Estimated Program Income	\$95,000
Total Funding Sources	\$709,477

Estimated Program Income	
Program Administration	\$20,000
Housing Authority of Jackson County	\$75,000
Total Estimated Program Income	\$95,000

The tables on the following pages list the proposed projects and programs for which the City's 2008/09 CDBG funds will be used, including a description of each in accordance with the requirements of 91.220 (C).

City of Medford ACTION PLAN - CDBG Funds - 2008 Program Year All projects will begin after July 1, 2008 and scheduled for completion by June 30, 2009.								
PROJECT ID	LOCAL PROJECT CODE	PROJECT TITLE AND DESCRIPTION	SUBRECIPIENT / 2005-2009 CONSOLIDATED PLAN GOAL AND STRATEGY	LOCATION/ ACCOMPLISHMENTS: TYPE AND NUMBER	CDBG FUNDING AND SOURCE	ELIGIBILITY/ NATIONAL OBJECTIVE CITATIONS 24 CFR	HOMELESS / AIDS / PERFORMANCE MEASUREMENT	
Homeowner Rehabilitation								
1	PH0001-2008	City of Medford Homeowner Repair Program The program is designed to correct recognized hazards to health and safety of the homeowner, such as: leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other repairs as identified in a policies and procedures guide. A no interest loan will be secured by a lien on the property, with repayment due upon sale or transfer of property by owner. Costs include program delivery including materials and services, and administrative expenses including salaries and benefits. Administered by Housing Authority of Jackson County Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 1: Increase the affordability of housing for the City's lower-income workforce and special needs households.</i> <i>Strategy 1-1: Improve the quality and long-term affordability of existing rental and/or homeowner housing occupied by lower-income households.</i> <i>Objectives: Maintain housing currently owned or rented by lower-income households through rehabilitation and/or weatherization assistance. Improve the ability of homeowners to maintain their properties.</i> Date of Completion: June 30, 2009	Housing Authority of Jackson County Goal 1 Strategy 1-1	City-wide Housing rehabilitation Income-based 12 Homes rehabilitated 12 low mod. Income households	\$100,000 CDBG Funds \$75,000 <i>estimated</i> program income	570.202 570.208(a)(3)	Help the homeless? Help those with HIV or AIDS?	No No Objective: Outcome: Activity: Indicator: Decent Housing Affordability Rehabilitation: Single-Unit Residential 14A Owner occupied units rehabilitated or improved.
Acquisition for transitional Housing								
2	PH0059-2008	Hearts with a Mission Acquisition of an existing house to rehabilitate for a youth shelter that will provide service to homeless and runaway youth ages 10 to 17 in the City of Medford. Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-3: Provide opportunities for homeless persons and those at risk of becoming homeless to achieve self-sufficiency.</i> Objective support activities that expand service-enriched housing for the homeless and other special need populations, including increased shelter, transitional and permanent supportive housing resources. Date of Completion: June 30, 2009	Hearts with a Mission Goal 3 Strategy 3-3	521 Edwards Street Medford, Oregon Provide up to 15 rooms for Homeless and runaway youth.	\$218,000 CDBG Funds	570.201 (c) 570.208(a)(2)(A)	Help the homeless? Help those with HIV or AIDS?	Yes No Objective: Outcome: Activity: Indicator: Suitable Living Environment Availability/Accessibility Homeless Facilities 03C Homelessness Prevention
Infrastructure for Transitional Housing								
3	PH0061-2008	Hope House Transitional Shelter Expansion Project - Phase II - Infrastructure The Salvation Army Provides funds for public infrastructure on Virginia Street and access road into the Hope House homeless shelter including streets, sidewalks, street lights, water and sewer, curbs and gutters and other required items. Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-3: Provide opportunities for homeless persons and those at risk of becoming homeless to achieve self-sufficiency.</i> Objective support activities that expand service-enriched housing for the homeless and other special need populations, including increased shelter, transitional and permanent supportive housing resources.	The Salvation Army Goal 3 Strategy 3-3	1059 Crews Road Medford, Oregon Hope House Transition Shelter Street paving, curbs, gutters, street lights, water, sewer, access road, sidewalks, and other required items. Complete 12 Family Housing Units at project completion.	\$50,000 CDBG Funds	570.201(c) 570.208(a)(2)	Help the homeless? Help those with HIV or AIDS?	Yes No Objective: Outcome: Activity: Indicator: Suitable Living Environment Availability / Accessibility Homeless Facilities 03C Homelessness Prevention

Rental Housing Rehabilitation								
4	PH0004-2008	<p>West Main Street Apartments Housing Authority of Jackson County Funds will be used for the rehabilitation of the 8 unit West Main Street Apartment complex including a combination of siding, roofing, windows and sliding glass doors, and other exterior work including painting.</p> <p>Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 1: Increase the affordability of housing for the City's lower-income workforce and special needs households.</i> <i>Strategy 1-1: Improve the quality and long-term affordability of existing rental and/or homeowner housing occupied by lower-income households.</i></p> <p>Date of Completion: June 30, 2009</p>	<p>Housing Authority of Jackson County</p> <p>Goal 1 Strategy 1-1</p>	<p>1608 and 1612 West Main Street Medford, Oregon</p> <p>income based</p> <p>8 rental units for low income households.</p>	<p>\$35,380 CDBG Funds Plus \$37 Carryforward</p> <p>\$35,417 Total</p>	<p>570.202(b)(1)</p> <p>570.208(a)(3)</p>	<p>Help the homeless?</p> <p>Help those with HIV or AIDS?</p>	<p>No</p> <p>No</p> <p>Objective: Outcome: Decent Housing Sustainability Activity: Rehabilitation, Multi-Unit Residential 14B Indicator: Number of rental units rehabilitated</p>
Public Services								
5	PH0041-2008	<p>Kids Unlimited of Oregon Maslow Project Located within the Kids Unlimited facility, the Maslow Project will provide services for homeless or runaway youth. The services include shower and laundry facilities, clothing and hygiene supply closet, a food pantry, structured case management services with referrals to mental and physical care specialists.</p> <p>Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-2: Assist public services agencies to provide safety net services to persons in need.</i></p> <p>Date of Completion: June 30, 2009</p>	<p>Kids Unlimited of Oregon</p> <p>Goal 3 Strategy 3-2</p>	<p>Kids Unlimited of Oregon 821 North Riverside Ave Medford, Or 97501</p> <p>income based</p> <p>300 persons</p>	<p>\$20,200 CDBG Funds</p>	<p>570.201(e)</p> <p>570.208(a)(2)</p>	<p>Help the homeless?</p> <p>Help those with HIV or AIDS?</p>	<p>Yes</p> <p>No</p> <p>Objective: Outcome: Suitable Living Environment Availability / Accessibility Activity: Youth Services Indicator: 05D Public Service Activities</p>
6	PH0015-2008	<p>Center for NonProfit Legal Services The Paths to Self-Sufficiency program is to provide legal assistance which will allow seniors, disabled persons, and low-income families to access transportation, employment, housing, healthcare, and public benefits by defending their civil legal rights to fair housing and reasonable accommodations.</p> <p>Project address City of Medford 2005-2009 Consolidated Plan <i>Goal 1: Increase the affordability of housing for the City's lower-income workforce and special needs households.</i> <i>Strategy 1-5: Affirmatively further Fair Housing choices.</i> <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-2: Assist public services agencies to provide safety net services to persons in need.</i></p> <p>Date of Completion: June 30, 2009</p>	<p>Center for NonProfit Legal Services</p> <p>Goal 1 Strategy 1-5 Goal 3 Strategy 3-2</p>	<p>225 West Main Medford, Oregon</p> <p>low income</p> <p>300 people</p>	<p>\$8,800 CDBG Funds</p>	<p>570.201(e)</p> <p>570.208(a)(2)</p>	<p>Help the homeless?</p> <p>Help those with HIV or AIDS?</p>	<p>No</p> <p>No</p> <p>Objective: Outcome: Suitable Living Environment Availability / Accessibility Activity: Legal Services Indicator: 05C Public Service Activities</p>
7	PH0024-2008	<p>OnTrack, Inc. -Stevens Place Apartments and/or Sky Vista Apartments This public service program helps fund a Family Advocate who provides case management and assistance to all low/moderate residents at two locations. (Stevens Place and Sky Vista) The Family Advocate assists residents with their needs including clothing, healthcare, and assistance in the "second chance" program. Funds will be used for a portion of the wages for a Family Advocate position at each location.</p> <p>Project addresses City of Medford 2005-2009 Consolidated Plan <i>Goal 3: Improve the ability of lower income households to become self-sustaining.</i> <i>Strategy 3-2: Assist public services agencies to provide safety net services to persons in need.</i></p> <p>Date of Completion: June 30, 2009</p>	<p>OnTrack, Inc.</p> <p>Goal 3 Strategy 3-2</p>	<p>Stevens Place 1105 Stevens Street Medford, Oregon and/or Sky Vista 1900 Homeview Drive Medford, Oregon</p> <p>On-going public service-- Income-based/ up to 150 persons</p>	<p>\$25,000 CDBG Funds</p>	<p>570.201(e)</p> <p>570.208(a)(2)</p>	<p>Help the homeless?</p> <p>Help those with HIV or AIDS?</p>	<p>No</p> <p>No</p> <p>Objective: Outcome: Suitable Living Environment Availability / Accessibility Activity: Public Services Indicator: 05 Public Service Activities</p>

**TO: MAIL TRIBUNE-LEGAL
PUBLISH: Sunday, March 30, 2008**

NOTICE OF OPENING OF PUBLIC COMMENT PERIOD

Notice is hereby given that a 30-day public comment period for the City of Medford's draft **Action Plan for Housing and Community Development for FY 2009** will commence on Monday, March 31, 2008 and close on Tuesday, April 29, 2008 to solicit citizen input regarding the **Action Plan**.

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

Copies of the City's draft **Action Plan** are available for public review in the City Manager's Office, City Hall, Third Floor, 411 W. 8th St., Medford. Contact Louise Dix, Neighborhood Resource Coordinator, at 774-2090 to obtain a copy or to submit comments.

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

Louise Dix
Neighborhood Resource Coordinator
City of Medford

Contact: Louise Dix, 774-2090
City Managers Office
City of Medford

**To: Mail Tribune- Legal
Publish: Sunday, April 13, 2008**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council, City of Medford, will hold a public hearing on Thursday, May 1, 2008 at 7:00 p.m. in the City Council Chambers of the Medford City Hall, for the purpose of soliciting citizen input regarding the proposed expenditures of the City’s 2008/09 Community Development Block Grant (CDBG) funds.

The City of Medford is an Entitlement City for Community Development Block Grant (CDBG) funds and has been allocated \$614,230.00 for the 2008 Program Year with \$247 in carryover funding. In addition, it is estimated that \$95,000 will be received in program income from projects previously funded with CDBG funds. Total amount is \$709,477. The City proposes to use these CDBG funds for the following projects and programs:

HOUSING

Homeowner Rehabilitation- \$100,000 Estimated Program Income of \$75,000

Grant to the Housing Authority of Jackson County to provide loans to low-income homeowners for roof replacement and repairs to plumbing, heating, and electrical systems.

Transitional Housing- \$50,000

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

Rehabilitation of Rental Housing- \$35,380 in new funds, \$37.00 in carryover funds

Grant to Housing Authority of Jackson County to rehabilitate 8 low income rental units for safety and livability issues at the West Main Apartments,

Acquisition of Property for Emergency Teen Shelter- \$216,000

PUBLIC SERVICES

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

DASIL	\$ 15,000
Medford Senior Center	\$ 20,000
The Maslow Project at Kids Unlimited	\$ 20,200
On Track’s Stevens Place/Sky Vista	\$ 25,000
Center for Nonprofit Legal Services	\$ 9,800

A total of \$90,000 will be allocated to Public Services in FY 2008-2009.

PROGRAM ADMINISTRATION--\$122,850 Estimated Program Income- \$20,000

Louise Dix
Neighborhood Resource Coordinator
City Manager’s Office
City of Medford

CERTIFICATIONS

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

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

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

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

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

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

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

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

Signature

Gary H. Wheeler, Mayor
City of Medford

SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

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

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

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

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

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

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

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

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

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

Signature

Gary H. Wheeler, Mayor
City of Medford

Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

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

Place of Performance:

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

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

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

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

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

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

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

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

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

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

Signature

Gary H. Wheeler, Mayor
City of Medford

Date

APPENDIX A

PUBLIC COMMENTS

From: Karen Blair [karenblair@cbprowest.com]

Sent: Friday, April 11, 2008 9:41 AM

To: Louise F. Dix

Subject: CDBG

Being the sole no vote on the allocation of the CDBG monies I am told that I have the right to express my opinion and explain my position during the public comment period.

It is my opinion that funding 100% of the purchase of a building for Hearts with a Mission is not a responsible action to take. Hearts with a Mission has no history with CDBG funds nor does it show adequate support funds on its balance sheet for rehab of the building or funding for the operation of the program. The organization shows only minimal funds in the bank and only verbal commitments for future funds. The property in question for purchase in fact had a sale pending on it since February 21, 2008, before the presentation was made to the Housing Commission. The sale recorded on March 24, 2008 with a sales price of \$200,000, \$16,000 less than what was requested. What is happening to the left over \$16,000 and what happens to the grant monies if the project never gets off the ground? I'm not clear on Hearts with a Mission's responsibility to CDBG in recovering lost funds due to a failed project, but perhaps some sort of deed restriction would be in order.

I understand the need and I am in full support of a homeless shelter for teens however, the numbers being quoted seem quite high, and I was unable to verify the figure given in the action plan document.

If you were to speak with people working directly with the teen population I feel confident they would most likely tell you that this is a very difficult segment of our population to read or understand at times. Having been a teenage once myself, I would tend to agree that is difficult to assess the true problem. I do recall Community Works having a homeless shelter for teens and the organization as well as some of the teens did not fare well in the program. It takes a great deal of long term commitment, expertise, passion and will power to put together an adequate program for this segment of our population and I'm not convinced Hearts with a Mission has what it takes. There are many organizations with far more experience and resources in the business of dealing with teens as well as the homeless who have not revisited opening a teen homeless shelter and I ask myself why? I am sure there is a very good reason. Before we commit such a large amount of money perhaps we should spend a little more time thinking of the long term effects on the city and our teen population.

I do understand that it is not the job of the Housing Commission to know everything about a particular organization, but the application for grant funds is extensive and does require some disclosure of the organizations financial standing. Although Hearts with a Mission does show a significant list of potential monetary donations I do not recall seeing anything that would indicate firm commitments.

I understand that my position and commitment to make my option public though the public comment period is not going to be popular one. I have always had the utmost respect for the commission's final decision on votes; however in this particular instance I feel it extremely important to explain my no vote. This particular circumstance has far reaching implications and is much more than the simple acquisition of a building.

Respectfully submitted,

Karen Blair

APPENDIX B

PUBLIC HEARING, May 1, 2008

Public hearing opened.

1. Kevin Lamson, 2407 Fox Run, Medford, President of Hearts with a Mission addressed the council and provided information regarding his management experience and the passion to help homeless youth that has led him to initiate this project. He addressed the unmet need of homeless pregnant teens that had no place to be housed which led to the opening of Magdalene Home, which has served over 63 young mothers and their children. Based on this successful program, the Hearts with a Mission project can be supported within the community.

Councilmember Strosser raised several questions regarding how funding for the ongoing operational costs was to be raised, if the organization had developed a business plan, what the potential operation budget would be and why funds were not raised from the community to leverage the purchase of the home. Mr. Lamson noted that Hearts with a Mission has a goal to have two years of operational funding prior to opening and estimates the annual operation budget would be \$468,000. He also noted that without the home being purchased, it was difficult to raise funds based on a conceptual plan.

Councilmember Anderson questioned why the purchase of the home was not a phased approach to begin with collaboration with other agencies, rent space to begin program and establish a track record prior to requesting grant funds.

Councilmember Strosser requested information on the difference between the grant request of \$216,000 versus the cost to purchase the home which is \$200,000 and he questioned the purchase of the home by a member of the Hearts with a Mission advisory board. Mr. Lamson noted that the grant request was submitted based on the asking price for the property and that any funds not utilized for purchase could be put into the renovation of the building or withheld by the City.

Councilmember Jones questioned how fundraising would be done and Mr. Lamson noted that Marshall Fundraising in Ashland has been working with the organization and is expected to continue to support this project.

Mayor Wheeler questioned the liability insurance costs and demographics of the anticipated use of the facility. Mr. Lamson noted that the organization is in the process of applying for state licensure and that the facility is expected to serve both male and female youth between the ages of 10 to 17. Mr. Lamson also noted that the organization is planning to utilize technology and staffing to provide a safe environment between the males and females. Mayor Wheeler questioned the site selection and training of staff and Mr. Lamson noted that this property was chosen for its location and proximity to the Maslow Project, Kids Unlimited and other service providers. He also spoke to several training programs that are offered by Foster Care, CASA and Youth for Christ that will be utilized for the staff.

2. Kathy Tonkovich, 3919 Fieldstone Dr. Medford, addressed the council on behalf of the Hearts with a Mission, spoke in support for the project. She is a member of the board and is in the process of finalizing their application to the state for certification.

Councilmember Densmore questioned the viability of the project if the full funding request was not granted and Ms. Tonkovich noted that she believed the project will go forward but it will take longer to be able to provide this service to the youth.

3. Amber Hill, 226½ W. Jackson St., Medford addressed the council and noted that she and her mother have provided a home and shelter for homeless teens. She supports the grant request and encouraged the council to approve the recommendation.
4. Tim Olson, 735 Williams Court, Medford representing Bethel Church, addressed the council in support of the homeless teen shelter. He noted that Bethel Church originally looked at this project and realized that this would be a larger project than the church could manage but have supported the work done by Kevin Lamson and Hearts with a Mission in this project. He noted Bethel Church is going to be making a significant contribution to the operating costs but could not divulge the amount at this time.
5. Carie Penner, representing the owner of Restoration & Building Services, PO Box 1213 Medford reported that the owner has committed to this project with the support of services and labor costs of a full time employee to manage the restoration of this property.
6. Bill Hale, 1219 Woodrow Lane, Medford representing several motorcycle clubs who are here in support of the Hearts with a Mission.
7. Dan Tillotson, 1219 Woodrow Lane, Medford addressed the council in support of the Hearts with a Mission project.
8. David Sieda, 525 N. Barneburg Rd, Medford addressed the council and expressed concerns regarding the belief that grant money is free money when it is tax payer dollars, how passionate speeches may affect decision making, and questioned the number of non-tax paying organizations such as On-track, Community Works, the Juvenile Facility, etc who may be dropping the ball. He was in opposition of using taxpayer dollars for this shelter.
9. Jade Garza, 1765 Crater Lake Ave., Medford addressed the council in support of this project but requested that the tax dollars be monitored for appropriate spending.
10. Drew Fitzpatrick, 735 2nd Ave. Gold Hill with the Maslow project addressed the council and noted that there are a number of homeless teens who are seeking services and supported the shelter.
11. Dane Arispe, 617 Catherine St. Medford addressed council as a former homeless teen and spoke in support of the teen shelter.
12. Dale Copley, 725 S. Keeneway Dr., Medford addressed the council in support of the teen shelter.
13. Jacob Colmenero, 1482 N. Keeneway Dr., Medford addressed the council in support of the teen shelter.
14. Dakota Garza, 1765 Crater Lake Ave., Medford addressed the council in support of the teen shelter.
15. Christine Lachner, 1732 Whitman, Medford addressed the council in support of the teen shelter.
16. Kimberly Colmenero, 1492 N. Keeneway Dr., Medford addressed the council in support of the teen shelter.
17. Ron Ashpole, 2064 Andover Way, Medford representing Helping Hands International addressed the council in support of the teen shelter.

18. Karen Blair, 1301 Poplar Dr., Medford addressed the council and expressed that there is a need for long term housing for teens in the valley but noted that the CDBG funds are taxpayer dollars and is concerned about the sustainability of the program, lack of a business plan and feels this project is moving quickly and needs more study. Ms. Blair noted she has served on the grants subcommittee for several years and is concerned about the request for full funding being recommended for a new non-profit.

Councilmember Strosser questioned if Ms. Blair knew what concerns the members who voted against the teen shelter and she thought they were based on the lack of disclosure regarding the pending sale of the property during the grant review process.

19. Andrea Miranda, 816 Dakota, Medford and member of the Housing & Community Development Commission addressed the voting on the teen shelter and noted she was in support of the project. She expressed concern regarding the feeling that the commission is being labeled as irresponsible regarding allocation of public funds.

20. Doug Fisher, 300 Luman Rd., Phoenix addressed the council in support of the teen shelter.

Councilmember Strosser questioned if Pastor Fisher's church would be putting together a coalition of faith based organizations to keep the shelter project moving forward and Pastor Fisher responded they would be working on this.

21. Bob Johnson, 6596 Laurelcrest Dr. Medford addressed the council in support of the teen shelter. Mr. Johnson noted he was the advisory member to the board of Hearts with a Mission who purchased the property in support of the shelter.

Councilmember Anderson questioned if Mr. Johnson would be willing to lease the building to the organization with an option to buy at a later date and Mr. Johnson noted he would not as he has a short term loan and will need to refinance or sell this property in three years.

22. Kevin Lamson, representing Hearts with a Mission addressed the purchase offer for the property made in October of 2007 and that another offer came in higher so they withdrew their offer.

23. Linda Reid, 2251 Table Rock Rd., Medford for the Housing Authority of Jackson County addressed the council and responded to council questions on their application.

Councilmember Anderson questioned how many applicants for the Homeowners Repair program are served and/or placed on a waiting list or turned down. Ms. Reid noted that they serve approximately 15 homeowners annually and any others are put on a wait list for the following grant cycle. Councilmember Anderson questioned the grant request for repair to the W. Main Street Apt. complex and what would happen as this request was not funded in full. Ms. Reid noted that the Housing Authority would need to raise the rent on the low-income housing units to meet the renovation costs.

Councilmember Stout questioned if the Housing Authority could accept donations for use in the renovations or homeowner repair program. Ms. Reid noted that due to the Federal CDBG requirements it is extremely difficult to utilize donated materials as all lead based paint concerns must be mitigated.

Public hearing closed.