

City of Medford Oregon



Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2007/08

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EXECUTIVE SUMMARY

The City of Medford made great strides towards meeting its five year goals outlined in the 2005-2009 Consolidated Plan for Housing and Community Development during the 2007/08 Program Year. The following activities were funded with Community Development Block Grant dollars:

- Development of infrastructure for the new 82 unit apartment complex, Maple Terrace, owned by the Housing Authority of Jackson County and located on Mace Road in north Medford.
- Acquisition of the 52 unit Conifer Gardens senior citizens apartment complex by Shelter Resources, Inc and ACCESS, Inc.
- Completion of 17 home repair projects throughout the City of Medford with 6 of these homes being in the targeted revitalization neighborhoods of Liberty Park, McLoughlin and Washington.
- The use of first time homebuyer assistance funds to purchase homes for 3 new homeowners in Medford with this year's funding and 2 with last year's CDBG funds.
- The purchase of right-of-way by the City of Medford to allow for the development of an access road on Virginia St. into the new Hope House Transitional Shelter project area.
- Operational funding for the Maslow Project at Kids Unlimited to provide outreach services for homeless youth.
- Funding for a family advocate for On Track at Sky Vista and at Stevens Place.
- Funding for children at Washington and Jackson Elementary Schools to receive medical and dental care.
- Operational funding for a community center providing services to disabled and homeless persons by DASIL in downtown Medford.

One hundred percent of the CDBG funds expended were used to benefit low/mod persons in Medford. There were 1281 low/mod income persons and 20 households who benefited from programs and activities funded with Program Year 2007/08 dollars. Although the Conifer Gardens Apartments were acquired during this program year, the rehabilitation work was not completed until August 2008 so the numbers were not reported in IDIS in this program year. Also, the Hope House Transition Shelter reported no fiscal activity during this program year as The Salvation Army was waiting for the purchase of the right-of-way so that they could begin their work on the access road.

A draft copy of this report and the IDIS reports were available for comment at City Hall and on the City's website. The comment period began on September 15, 2008 and ended September 29, 2008. No comments were received.

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I. Summary of Resources and Distribution of Funds

The City of Medford's Fiscal Year 2007-2008 CDBG funding allocation was \$636,217 with \$532,797.86 in unexpended funds from the previous year plus \$97,021.88 in program income. The total amount of funds committed in the reporting period totaled \$736,494 for the reporting period. The City's actual expenditures during the reporting period totaled \$1,021,723.06. Of this amount, 100% was expended benefiting low/mod persons and households.

II. Narrative Statements to Accompany the City of Medford Consolidated Annual Performance and Evaluation Report for Fiscal Year 2007/08 on the Use of CDBG Funds

A. Assessment of Five-Year Goals and Strategies

The following documents the goals and strategies of the Strategic Plan from Medford's Consolidated Plan for Housing and Community Development, 2005/09 followed by implementation activities undertaken during the 2007/08 program year, the third year of the Consolidated Plan.

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.

Project 1: ACCESS, Inc. in partnership with Shelter Resources, Inc. received CDBG funding to acquire the Conifer Gardens Senior Apartments. The closing date for acquisition of the property was October 2007. The 52 apartment units have been rehabilitated and there is currently one vacancy. ACCESS is still working on the landscaping for the property. This does not show up as a completed project in IDIS because the rehabilitation work was not completed until August 2008. However, it has been claimed for this program year in the tables included with this narrative.

Project 2: Seventeen homes throughout the City of Medford were rehabilitated through the Homeowner Repair Program, helping maintain housing currently owned by lower income homeowners. The Liberty Park District Neighborhood, McLoughlin Neighborhood and Washington Neighborhood received targeted homeowner repair funds during this program year. The program was promoted through West Medford Community Coalition Newsletter which is received quarterly by nearly 7500 households. Six households were rehabilitated in these targeted neighborhoods during the program year.

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

The following chart shows progress in low/mod income housing development during program year 2007/2008:

Project Name	# of Units Developed	# of persons served	Type of housing	Year completed	Income level/type
Maple Terrace Apartments	82 units	167	Low income housing	2007	Low income at 60% of median or below
Conifer Gardens	52 units	50	Low income housing for seniors/disabled	2007	Low income seniors/disabled at 50%

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.

Project 1: The Mayor signed on to HUD’s National Call to Action. The Housing Commission had previously established a committee in 2004 to look at regulatory barriers to affordable housing. The Regulatory Barriers to Affordable Housing Task Force was established by the Medford City Council in September 2007 to research tools to encourage and regulatory barriers that may discourage affordable housing development in Medford. The Task Force is researching what other cities are doing relative to this issue and determining which policies would make the most difference locally. They plan to release a report on local regulatory barriers in fall 2008.

Project 2: The City is working to develop a West Main Transit Oriented District (TOD) with emphasis on public transit and pedestrian friendly neighborhoods. This TOD will be an overlay in the City’s Comprehensive Plan. There have been a number of meetings of both the Citizen’s Advisory Committee and the Technical Advisory Committee over the past year and a half.

STRATEGY 1-4: Expand homeownership opportunities for lower-income households.

Eleven new homebuyers (5 households) used the First Time Homebuyer Assistance program. The five households that were able to use CDBG funding (\$69,200) during this period also received a total of \$273,600 from other federal, state and local funds and \$326,700 in private/FHA loan funds. Thus, 51% of the total cost (\$669,500) of the five homes was made affordable for these families.

The Southern Oregon Housing Resource Center (SOHRC) received 503 inquiries regarding first time home buying opportunities during this program year with 166 of those inquiring about the Medford area. Five ABC’s of Home Buying classes and three program orientations were held

during the program year with 179 participants. (In addition a Lender Realtor Workshop educated 42 industry professionals on the Medford FTHB program from this area). SOHRC worked with many families on a one-on-one basis to help them to become mortgage ready and able to use the City's program. 56 of all clients who participated in these educational opportunities indicated they were interested in buying homes in the Medford City limits and 20% of those were able to use this program.

All funds from this grant were expended by May 2008 with 4 of the 5 households closing their loans in April and May. This is the best time for low income first time homebuyers to buy a home in Medford, with home prices the lowest they've been in years.

Since approximately May 2008, a major state down payment program, (PAL), which was often coupled with the Medford loan funds, was suspended due to poor economic factors and rising loan defaults. Losing the PAL program added a new barrier for our clients. The need for continued down payment assistance programs is paramount to helping these families get into their first homes.

As always, credit issues and tightening loan requirements are a challenge for many first time homebuyers and through our educational programs and budget counseling we endeavor to bring these clients to loan-worthy status.

The 6th annual First Time Homebuyer Fair was held in March 2008 in partnership with the West Medford Community Coalition. Attendance was excellent with many young families looking to get into their first homes. Outreach was targeted to the Hispanic population through a translated article in the West Medford Community Coalition newsletter. Approximately 35% of the people in attendance were Hispanic.

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.

The city provided brochures at City Hall on fair housing and predatory lending practices. Information was also made available at the annual First Time Homebuyer Fair held in March 2008. The City of Medford, in partnership with the Fair Housing Council of Oregon and the City of Ashland sponsored a series of webcasts on fair housing issues which were broadcast throughout the state. One involved the Fair Housing Act accessibility requirements. Another was targeted to the real estate community.

NEIGHBORHOOD REVITALIZATION

GOAL 2: Improve the quality of life of lower-income residents through neighborhood revitalization.

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

Project 1: Although CDBG funding for Code Enforcement was cancelled in 2006, the Code Enforcement Division continued to target CDBG eligible neighborhoods on a complaint basis in an effort to improve neighborhood habitability and the safety of housing in this program year impacting more than 27,000 people.

Project 2: Through the Housing Authority of Jackson County, the city offers a Homeowner Repair program to help owners of homes throughout the city maintain their homes. The city offers a second homeowner rehabilitation program targeted to those at 80% to 120% of median income in the Liberty Park neighborhood. The funding for this program was provided by the Medford Urban Renewal District. This program was promoted along with the CDBG funded program throughout the neighborhood. Letters were sent to all Liberty Park homeowners. One homeowner took advantage of this program over the past year and another one is in process of becoming qualified.

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

Project 1: The Neighborhood Street Tree Partnership was promoted through the West Medford Community Coalition newsletter throughout the year as well as in the city's newsletter. There was interest expressed by five West Medford neighborhoods and two East Medford neighborhoods, with Halvorsen Street Tree Partnership planting 16 street trees in November 2007. The Kensington Square Street Tree Partnership on the east side pruned and dead wooded 33 sycamore trees in July 2007. Both of these projects used general fund monies.

The City of Medford has been constructing sidewalks around schools in low income neighborhoods. This past year, the Howard Street sidewalk was completed near Howard Elementary School. The City also received Congestion Mitigation Air Quality grant funds through the Oregon Department of Transportation to pave alleys throughout West Medford.

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.

Project 1: Maslow Project, Youth Social Service Integration Center at Kids Unlimited

This program received \$15,468 and served 170 homeless and runaway youth providing supportive services including food, hygiene products, laundry services, mental and health services. The Youth Social Service Integration Center funds an outreach worker to provide information about the resources available at the center, which is located within the Kids Unlimited facility. The center offers a shower, laundry facilities and food pantry for homeless youth. Youth are 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 provided both mental health and medical services.

Project 2: Kids Health Connection

This program received \$22,700 in CDBG Funds to stabilize 284 school- aged children through the provision of health and dental care in the Washington and Jackson Elementary Schools. There were fewer children served than anticipated due to the abrupt closure of Jackson School and the removal of the K-3rd grade children to another elementary school outside of the McLoughlin Neighborhood and the 4th through 6th graders were sent to McLoughlin Middle School. The Kids Health Connection had a clinic on site at Jackson so serving the children at two different locations made it extremely difficult for them to meet the need.

Project 3: Family Advocate Services for Stevens Place and Sky Vista (On Track)

This program received \$37,600 in CDBG funds and served 125 people through the funding of an onsite family advocate assisting residents with essential needs including health care, referrals, food and clothing.

Project 4: Disability Advocacy for Social and Independent Living (DASIL) Community Drop In Center

This project received \$ 7,500 of CDBG funds and served 535 disabled and homeless clients. The Community Drop-In Center provides community resources to 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.

Strategy 3-3 Provide opportunities for homeless person 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's Neighborhood Resource Coordinator sits on the Homeless Task Force which is responsible for implementation of the Continuum of Care plan for Jackson County. She serves on the Core Committee and the Accessible Affordable Housing Committee as well.

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.

\$193,500 of 2006/2007 CDBG funding was secured 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. An additional \$25,000 was secured to develop the access road. Plus, \$25,000 of 2007/2008 CDBG was allocated to the City of Medford for the actual purchase of the right-of- way. The ownership of the right-of-way, which was believed to be the City of Medford's, was actually privately owned. Funds were shifted to allow the City of Medford to purchase the right-of-way and allow for the Salvation Army to move forward with the development of the access into Virginia Street. No other financial activity, beside the land acquisition, occurred in this program year.

(See Table 3A in Appendix)

II. Affirmatively Further Fair Housing

The Fair Housing Council of Oregon received 48 calls from Medford residents; 18 of these raised issues of fair housing; 12 related to disability, 2 gender, 2 national origin, 1 familial status and 1 religion. Only 2 individuals completed a fair housing intake with the FHCO office. Both were disability complaints.

The City of Medford continues to educate its citizens on fair housing law through a variety of venues. Fair housing brochures are available at City Hall in brochure racks. The city, in partnership with the West Medford Community Coalition, sponsored its annual Homebuyer Fair in March 2008 where fair housing materials were available to the over 200 participants. Information is also made available on fair housing at other events such as the Multicultural Fair and neighborhood meetings.

The Consumer Credit Counseling Service of Southern Oregon is certified by HUD to offer 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. They also counsel clients and present educational opportunities in the area of predatory lending.

In addition, ACCESS is certified by HUD as a Housing Counseling Agency to provide pre/post purchase counseling, default delinquency counseling and reverse mortgage counseling. This year was the second year for a new HUD Counseling Center at SOFCU Community Credit Union. The new counseling center offered first time homebuyer classes using *Realizing the American Dream* curriculum and offered foreclosure prevention counseling as well.

The city provided \$26,250 of general fund dollars for the 2007/08 program year to the Center for Nonprofit Legal Services to continue to provide legal assistance on landlord-tenant law and on Fair Housing issues.

Response to Hate Crime

Two men were charged with felonies involving intimidation and other charges stemming from the incident that targeted the West Medford home of a mixed-race couple and their two daughters with a burning hate message and an explosive device made from modified fireworks. The incident, which occurred on May 26, 2008, received statewide attention. The City Council, through a recommendation of its Multicultural Commission, immediately passed a resolution condemning the act and praising the Medford Police for its quick response and the neighborhood residents for their support of the family. A new coalition of organizations has been established to develop a more pro-active response to such racially motivated incidents. A community meeting, attended by more than 30 people was held on June 3, 2008 and was facilitated by the city's Neighborhood Resource Coordinator. The Medford Police Chief was involved as well. The group continues to meet and has sought funding through one of its member organizations to develop an educational campaign promoting tolerance.

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. This past program year, the City of Medford co-sponsored four webcasts through the Fair Housing Council of Oregon. Two were held in the Council Chambers in Medford and were broadcast throughout the State. One training, held August 22, 2007, targeted landlords and property managers. The other held on October 3, 2007 targeted those involved in housing development and land use planning—designers, planners, architects, builders, contractors.

One of the Housing and Community Development Commission members just retired as the executive director of the Rogue Valley Association of Realtors and Southern Oregon Multiple Listing Service. These two organizations regularly sponsor workshops on fair housing as well as provide fair housing educational materials to their memberships. The City of Medford works closely with Southern Oregon Rental Owners Association to provide educational information and workshops to its membership on issues related to fair housing.

- 2. Continue to support actions to increase the availability of affordable housing.** The City of Medford has established the Housing and Community Development Commission to explore and develop strategies to increase affordable housing. The Commission offered a workshop on housing tax credits and the state of Oregon's Vertical Housing Zone Designation targeting developers and builders in October 2007. A letter and survey on various tax credit programs was sent out to all developers and builders providing information on each program including the Low Income Housing Tax Credit, Historic Preservation Tax Credit, New Market Tax Credits and the Vertical Housing Zone. 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. Continue to 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 the 2007/2008 program year, The City of Medford partnered with FHCO and several other jurisdictions, including the City of Ashland to offer a series of four webcasts on fair housing issues targeted to different populations such as landlords and realtors.
- 4. Continue to monitor loan activities of lending institutions.** The City of Medford completed a Home Mortgage Disclosure Act (HMDA) study in June 2003 and continues to monitor this information.
- 5. Support a cooperative effort to investigate the extent of predatory lending in Medford and consider strategies to eliminate the practice.** The City of Medford partnered with the Consumer Credit Counseling Service of Southern Oregon to offer a second Predatory Lending Roundtable held in June 2006. The City of Medford continues to monitor this through its partnerships with the Consumer Credit Counseling service of Southern Oregon, the SOFCU HUD Counseling Center and the Southern Oregon Housing Resource Center.

III. Affordable Housing

The City of Medford provides funding and supports the efforts of non-profit agencies that provide affordable housing in Medford. The Housing Authority of Jackson County provides 1,705 Housing Choice vouchers and manages public housing units for low-income residents.

This past year, they provided housing choice vouchers to 1600 persons, a 75% increase over the previous year. The Housing Authority of Jackson County applied for 89 Housing Choice vouchers in 2007 and 189 in 2008 including 35 VASH. HAJC will continue to apply to HUD for additional Housing Choice vouchers and certificates to decrease the long waiting list, now at three and a half years, of persons and families desiring rental assistance. The number of units provided is dependent upon Congressional funding and HUD allocations. They will apply for 35 additional VASH and there will be more local owners opting out of their HUD contracts and they will apply for vouchers for those units as well. In addition, CDBG funds were provided to the Housing Authority to provide loans for emergency repairs to 17 low/moderate-income households. The intent of the program is to help existing homeowners maintain their homes, so that they can remain in them.

Weatherization of 61 homes in Medford was completed by ACCESS, Inc. during the program year helping to reduce energy costs.

The following table indicates the number of households assisted with housing with CDBG funds by income category and by renter and owner over the past program year.

Program	Extremely low-income Owners	Extremely low-income Renters	Low-income Owners	Low-income Renters	Moderate-income Owners	Moderate-income Renters
HAJC Homeowner Emergency Repair	3	0	4	0	10	0
First Time Homebuyer Program	0	0	1	0	4	0

Southern Oregon Housing Resource Center

The Southern Oregon Housing Resource Center (SOHRC) counseled 1,169 persons from Jackson and Josephine Counties over the past year. Five *ABC's of Home Buying* classes and three program orientations were held during the program year with 179 participants. (In addition a Lender Realtor Workshop educated 42 industry professionals on the Medford FTHB program from this area).

SOFCU HUD Counseling Center

SOFCU Community Credit Union, a HUD approved Housing Counseling Agency, which offers free of charge confidential services including pre and post mortgage counseling, credit repair, budgeting and savings, homebuyer education, and loss mitigation, opened its doors in March 2007. SOFCU serves Jackson, Josephine, Douglas, Coos, Lane, Deschutes and Klamath Counties. This past year, 42 households participated in the *Realizing the American Dream* home buying classes put on by SOFCU in Jackson County. The HUD Counseling Center worked with two households on foreclosure counseling and two households on pre foreclosure counseling in Medford. In February 2008, the new financial literacy class was rolled out with 15 people attending the Jackson County class.

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

The Problem Properties Committee of the Housing and Community Development Commission works to address issues of substandard housing. Members of the Southern Oregon Rental Owners Association, West Medford Community Coalition, Neighborhood Resources Division, Medford Police Department and the Building Safety Department serve on this committee. In the past year, they have communicated with landlords about the habitability standards for rental housing. The Building Inspector along with Code Enforcement officers crack down on violators of the Housing Code. In particular, there have been several apartment complexes without permanent heating sources which have had to be brought up to code. Also, a group of four substandard homes on Ivy were condemned and a new owner has purchased them and is bringing them up to code.

Efforts to address the accessibility needs of persons with disabilities: The Housing Authority of Jackson County through the Homeowner Repair program works to address this issue. There was one disabled household assisted with accessibility needs in this program year.

IV. Continuum of Care Narrative

The lead entity for the Continuum of Care is the Jackson County Homeless Task Force (HTF), a Subcommittee of the Jackson County Community Services Consortium (CSC). The CSC is a nonprofit currently made up of 32 member organizations and agencies. The Homeless Task Force developed and has been implementing the County's strategy to end chronic homelessness and has achieved many outcomes as a result of an organized community approach.

The primary planning group for the Jackson County Continuum of Care is the Jackson County Homeless Task Force; The HTF, which is comprised of 32 public and private organizations that provide services in Jackson County, meets monthly.

Homeless Task Force members make up the majority of those involved in the Jackson County Planning Group to develop the Ten Year Plan to End Homelessness. The Planning Group has met monthly over the past year and developed six broad strategies, including the following:

1. Increase the stock of permanent, affordable and supportive housing for individuals and families you earn < 30% of the Area Median Income (AMI).
2. Increase agency coordination and service integration at all levels
3. Provide case management to help people maintain stable rental housing.
4. Provide financial assistance and life skills training to help people move into stable housing.
5. Develop and increase sustainable emergency/ transitional shelter options for youth.
6. Create and publish an annual report card on ending homelessness in Jackson County.

The report is currently being written and should be completed in fall 2008.

The Jackson County Homeless Task Force has subcommittees and a Core Work Group that also meet regularly including the Homeless Youth Task Force, Accessible Affordable Housing Subcommittee, and the Homeless Veterans Subcommittee. The subcommittees meet to:

- Identify and coordinate mainstream resources and avoid duplication
- Work cooperatively to fill gaps to decrease chronic homelessness

- Support each agency's efforts - one means is through implementation and collaboration of HMIS
- Plan coordinate and collaborate emergency, transitional and permanent housing strategies to maximize services
- Coordinate discharge planning
- Coordinate and develop parallel intake procedures eventually developing a client universal intake
- Conduct the prioritization process for HUD McKinney/Vento and cooperatively write Exhibit 1.

The Continuum of Care Planning Process

The Jackson County Homeless Task Force (HTF) is the Continuum of Care and the lead entity supporting the primary CoC planning process. This is the only entity that is actively involved in community-wide coordination of housing and services for the homeless in Jackson County, Oregon. One of the main focuses of the HTF is to enhance coordination of existing homeless programs, conduct county-wide homeless assessments, identify gaps in both housing and services, and facilitate a process for filling those gaps. The Homeless Task Force coordinates agencies and activities directly related to homelessness but also networks with other groups that focus on affordable housing such as the Medford and Ashland Housing Commissions, the Ashland Homeless Alliance, the Jackson County Affordable Housing Coalition and the Southern Oregon Housing Resource Center.

A key element of the HTF role is to raise community awareness about who the homeless are and the issues they face. It is the role of the HTF to hold press conferences and media events to release the results of our studies.

Chronic Homelessness Strategy/Goals

Specific Actions Taken by (HTF) - 2007/2008

Goal 1: Establish baseline figures for chronically homeless.

The data collection process was once more refined and expanded. Volunteers and students from Southern Oregon University surveyed homeless persons who do not access the shelters and other services during this year's one night homeless survey counts conducted in January 2008. The One Night Homeless Survey took place on January 31, 2008 with 377 surveys counted involving 466 people.

Goal 2: Complete Countywide Affordable Housing Needs Assessment and Housing Inventory.

Jackson County completed a countywide housing needs assessment in April 2007. The City of Medford completed its housing needs analysis in May 2008.

Goal 3: Enhance Street Outreach for the Chronically Homeless.

An outreach position was partially funded by Jackson County Mental Health and a VA Per Diem Grant in FY 2007 for the InterFaith Care Community (ICC). The Maslow Project hired two outreach workers on FY 2008 for street outreach to homeless youth.

Goal 4: Create an "Urban Rest Stop".

St. Vincent de Paul has completed its newly remodeled shelter in Medford in 2007. They provide for showers and laundry facilities for homeless persons as well as emergency shelter.

Goal 5: Support the development of a nonprofit campground.

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

Goal 7: Increase the number of permanent supportive housing options available, possibly including single room occupancy units for people with disabling conditions or recovering from addiction.

Interfaith Care Community has 40 beds for veterans funded with two of the target populations being Substance Abuse and Mental Health. ICC is requesting an additional 20 beds this year. Interfaith Care Community is partnering with Rogue Valley CDC to purchase 8 units from them to use as permanent supportive housing for people with disabilities. They have applied for Housing Plus funds through the State of Oregon.

Other Homeless Goals

Goal 1: Create an emergency transitional shelter for unaccompanied youth, ages 11-18.

The number of homeless youth decreased in Medford from 1,168 in 2006-07 to 1,094 in 2007-08. Medford still trails only the Portland School District for number of homeless students. The majority of the students interviewed either couch surf or share a house or apartment with other families. A new nonprofit, Hearts with a Mission, is using 2008/2009 CDBG funds to purchase a house and renovate it to provide 12 beds as an emergency shelter for homeless youth.

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

ACCESS was able to provide homeless eviction prevention funding to 33 households, long term rental subsidy assistance to 16 households and refundable security assistance to 402 households over the past program year. Assistance was also provided to house 11 homeless households. ACCESS, Inc. was short one case worker as of January 2008 so numbers were slightly down this year.

Kids Unlimited in partnership with Medford School District 549(c) continued the services of its Youth Service Integration Center, the Maslow Project. The drop-in center includes showers, a washer and dryer, clothes closet and food pantry. This past year, it was funded with City of Medford CDBG dollars, McKinney Vento grant funding through the Medford School District as well as private foundation funding through the Walker Fund. The Community Health Center and Community Works are partnering with the Maslow Project, providing health care and mental health counseling services.

Goal 3: Increase community and elected official awareness of homelessness: who are the homeless, why, what homelessness means to disabled individuals and families, the impact homelessness has on the greater community, and what can be done about it.

A county-wide planning group including elected officials and agency representative met throughout the year to work on the development of a Ten Year Plan to End Chronic Homelessness. The Ten Year Plan should be rolled out in fall 2008 with a lot of media attention and heightened awareness by elected officials about homelessness. The high numbers of homeless youth in Medford compared to the rest of Oregon has received extensive media coverage.

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

The Southern Oregon Workforce Housing Summit was held on February 21, 2006 with over 200 participants from Jackson, Josephine and Curry Counties.

Goal 5: Maintain a community focus on the need for handicap accessible housing.

The Housing Authority of Jackson County administers the county-wide and city Homeowner Repair program that promotes ADA modifications. One of the webcasts co-sponsored by the Fair Housing Council of Oregon and the City of Medford featured information on handicap accessibility requirements.

Remaining Obstacles to Achieving These Goals:

1. Chronic Unemployment and Underemployment:

The Medford MSA and the Jackson County unemployment rates in June 2008 were 6.7%--above both the state (5.4%) and national average (5.7%). A large number of the homeless persons surveyed in the 2008 homeless survey (20%) said that being or becoming unemployed was the major reason they had to leave their last living arrangement.

2. Low Wage Jobs without Benefits:

As new jobs are added, they tend to be low-paying, no-benefit jobs. In 2006, the median income was \$52,900 compared to \$61,250 for the State of Oregon. In 2008, the median income decreased to \$50,500 in Jackson County compared to the State of Oregon median income which increased to \$64,832. More than 26% of families with children lived in poverty. In 2000, 64% of female heads of households with children under 5 lived in poverty while the state average was 47%.

3. Low Fixed Incomes:

People with disabilities, seniors and families on TANF all receive fixed incomes, which are substantially below poverty level. They require other benefits, such as Food Stamps, Oregon Health Plan, child care and housing subsidy assistance in order to survive.

4. Shortage of Affordable Housing:

The wait list for subsidized units and Housing Choice Vouchers through the Housing Authority of Jackson County is currently 42 months. In 2008, 139 people responded that the reason that they were homeless was that they couldn't afford to pay rent. A majority of those homeless persons surveyed in the 2008 survey (29%) cited their inability to afford rent as the primary reason that they were homeless.

5. Shortage of Accessible Affordable Housing:

People with accessibility needs, due to disability, meet further barriers when it comes to finding housing that accommodates their requirements.

6. Education Issues:

Just as low levels of education are linked to poverty, they are also linked to homelessness. Individuals who drop out of high school are more likely to have low-paying jobs, and are therefore more susceptible to a declining economy and rising costs. The drop out rate in Medford and Jackson County is extremely high. In the Medford School District, 222 out of 4,113 students dropped out, a rate of 5.4 percent, an improvement from the previous year's 6.5 percent, according to a state report released in September 2008. The Hispanic drop out rate in the state and in the county was 7.9%. The Jackson County Commission on Children and Families will focus its resources on truancy issues over the next couple of years.

7. Health Issues:

Unmet medical needs lead to chronic illness. People living in poverty can become chronically “un-healthy,” making them even more susceptible to acute illness and disease for which they do not have the means to obtain adequate medical treatment.

8. **Substance Abuse and Mental Illness:**

Every stage along the Continuum of Care is impacted by the fact that a high proportion of homeless individuals suffer from substance abuse and/or mental health issues. Based on the 2008 Homeless Survey, 37% of those surveyed reported that drug/alcohol was a major reason for their homelessness and another 15% reported that mental health issues played a major role.

9. **Domestic Violence:**

Domestic violence contributed to the homelessness of 73 people in Jackson County counted in the 2008 survey. This was a 9% increase from the preceding year.

10. **Poor Credit Histories:**

Twenty-two homeless people surveyed in the 2008 Continuum of Care Homeless Survey cited poor credit as a cause of their homelessness. This was a 50% decrease from the previous year.

11. **Loss of Housing Due to Eviction:**

Stabilizing people in existing housing is far more cost-effective than finding homes for them once they become homeless. Eviction is another stage in the spiral into homelessness for many individuals and families. Fifty-five (11%) of those surveyed in 2008 had been evicted by their landlord.

V. Other Actions

1. Actions to address obstacles to serving the underserved – The primary obstacle to serving the underserved continues to be a lack of available resources, especially monetary resources. In 2008/09, the eligible requests for CDBG funds exceeded the amount available for capital improvements by nearly \$200,000. Requests for operating grants during the 2008/09 program year totaled nearly \$184,000 and only \$83,268 was available from CDBG funds.

Some actions taken to serve the underserved needs of the city included providing for the needs of low-income children. Low income children were served through Kids Health Connection and the Maslow Project. Nine percent (9%) of the CDBG funds went to serve the needs of the city’s Hispanic population, which make up approximately 10% of the overall population. The city’s Neighborhood Resource Coordinator continues to serve as the Chairperson of the Hispanic Interagency Committee, a networking organization of more than 45 agencies, organizations and businesses serving the Latino community in Jackson County.

2. Foster and maintain affordable housing - The City of Medford provided funds to the Housing Authority of Jackson County (HAJC) for the city’s Homeowner Repair Program. This program provides no interest loans to low-income homeowners for emergency repairs to their homes, which helps to maintain the affordable housing stock in the City.

3. Eliminate barriers to affordable housing - The City of Medford established a Regulatory Barriers to Affordable Housing Task Force which is preparing a report and making recommendations as to removal of local barriers to affordable housing.

One of the primary barriers to providing affordable housing is finding land that is inexpensive, properly zoned, and close to existing services. The city allows accessory dwelling units (ADUs) in conjunction with all existing single-family residences. The city also has in place a Vertical Housing Development Zone in its central business area to provide a tax incentive to create more affordable housing in the downtown.

4. Overcome gaps in institutional structures – The City of Medford provides operating grants, known as City General Fund Grants, to human service agencies providing services to low-income persons in the city. These funds are intended to fill gaps between the agencies' funding needs and that which is provided by other funding sources. In 2007/08, the city provided \$275,000 in operating grants from the general fund, and \$83,268 in operating grants from the Community Development Block Grant fund. This provided a total of \$343,600 in operating grants to 33 agencies involving 44 separate programs providing social and health services primarily to low-income residents of Medford.

5. Public housing resident initiatives – The Housing Authority of Jackson County provides public housing and operates a Family Self-Sufficiency Program. As part of this, households are given incentives to achieve self-sufficiency and are expected to work to be off of all public assistance by the end of their contract period. Those persons involved in this initiative are designated as the Housing Authority's Resident Advisory Board. The Self Sufficiency Program offers a home purchase option using its Housing Choice Vouchers to pay mortgage payments for qualified Self Sufficiency Program participants. This past year, four households used these vouchers for homeownership.

6. Evaluate and Reduce Lead-based paint hazards – During the 2007/2008 program year, the city continued to monitor subrecipients for compliance with lead-based paint regulations. The Housing Authority of Jackson County offered a lead safe practices training for the contractors working on the rehabilitation projects. All homeowners participating in the Homeowner Repair program received educational information about lead based paint as part of their informational packets.

The Housing Authority of Jackson County provides brochures on lead based paint hazards to all those persons in rental housing owned or managed by the Housing Authority that was built prior to 1978. This averages 25 clients a month. HAJC also offers workshop for contractors on lead based paint issues and safe work conditions.

6. Enhance Coordination: Coordination between public and assisted housing providers, health providers and service agencies along with municipal and county governments continues to occur through a variety of venues. A number of housing providers include service components for the residents of their housing projects. Along with the Homeless Task Force, there is a Jackson County Community Services Consortium, which advocates for the delivery of affordable, accessible and quality community services in Jackson County and provides a networking structure for agencies.

There is also a Hispanic Interagency Committee which serves as a networking vehicle and advocate for the provision of services to the expanding Spanish speaking community. The

Neighborhood Resource Coordinator currently chairs these monthly meetings and promotes city services through outreach and awareness. The Southern Oregon Housing Resource Center serves as a clearinghouse for housing programs in Jackson County. ACCESS, Inc., in partnership with the Housing Authority of Jackson County, has been named by the State of Oregon as a housing resource center to serve as an information clearinghouse for all housing related issues and data. Program income derived from State-funded CDBG projects in Jackson and Josephine Counties will be funneled through this organization as well. The Neighborhood Resource Coordinator serves on its advisory board.

The City of Medford's Housing and Community Development Commission addresses issues relating to housing accessibility and affordability within the city. Serving in an advisory capacity to City Council on housing issues, they act as a focal point for all housing related issues for the city.

7. Compliance and Monitoring - 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 an overall HUD Grant Manager (Neighborhood Resource Coordinator) as well as a Grants Specialist who is responsible for overseeing the use of CDBG funds. The Grants Specialist maintains a close working relationship with grant subrecipients. Quarterly financial and beneficiary reports are required of all public service agencies receiving CDBG funds. Annual beneficiary reports are required of all recipients of capital grants. All capital projects are administered under procurement standards governed by OMB Circular A-110 for non-profits. Federal Labor Standards are adhered to for all capital projects as well.

In addition to reviewing all sub-recipient draw down requests, program and financial reports; the city completed a complete risk assessment of all of its 2007/08 CDBG subrecipients. The purpose of this risk assessment was to identify which subrecipients will require comprehensive monitoring during the program year. This year, monitoring involved one on-site visit to a high risk sub-recipient due to a turnover in key staff. Monitoring also involved numerous telephone conversations and working with subrecipients throughout year. Staff continued to review and monitor grantee performance report information as it came in from the subrecipients.

8. Reduce the number of families in poverty-While the city does not have direct control over the household income of families, it is hoped that by funding programs that provide services to low-income families, it will reduce the number living in poverty-induced situations.

VI. Leveraging Resources

The City of Medford continues to leverage general fund dollars to supplement CDBG funds to meet the housing and neighborhood development needs of the community. In addition, the city considers the ability of subrecipients to leverage other local, state, and federal funding to complete their projects or continue their programs when considering providing CDBG funds to them. All of this year's subrecipients leveraged funds from sources outside the city to provide on-going programs and to complete their projects.

In 2007/08, the city used \$275,000 from the general fund to leverage \$83,268 in public service grants from the Community Development Block Grant (CDBG) fund. Combined, these funds were used to supply \$343,600 in operating and program grants to 33 agencies providing health and human services to low-income households and persons in the city.

There was \$13,642,982.00 in federal, state and private funds leveraging \$604,018 in CDBG funds over the past year. The Maple Terrace Housing Project alone was a 1 to 124 leverage with \$92,250 in CDBG funds to \$11,437,300 in state, federal HOME and private funds.

VII. Citizen Comments

Notice of a 15-day public comment period was published in the *Mail Tribune* for the Consolidated Annual Performance and Evaluation Report (CAPER) in September 2008. The draft CAPER was available on the city's website for review and comment.

VIII. Self-Evaluation

The overall goal of the City of Medford's Consolidated Plan is to develop a strong self sustainable community by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Most activities are on schedule and our major goals are on target.

Timeliness

The City of Medford's timeliness standard was .80 times the FY 2007 grant of \$636,217. During program year 2007/08, the majority of the City's CDBG projects were on schedule. The Conifer Gardens project was delayed due to underwriting problems and the Hope House Transitional Shelter project was delayed due to problems with acquisition of the right-of-way.

Barriers

The barriers that may have a negative impact on the City of Medford's ability to fulfill its strategies and achieve the overall vision are primarily market driven. Although the current mortgage crisis has helped to drive down the inflated cost of housing in the Rogue Valley, the affordability and availability of developable land is still a big issue. Land that is available tends to be infill or land that would require redevelopment. This adds to the overall cost of a housing project. The City of Medford is reviewing possible strategies that would help provide incentives to develop more affordable housing through the work of both the Housing and Community Development Commission and the Regulatory Barriers to Affordable Housing Task Force. The other barrier is the lack of organizations or entities with the capacity to develop affordable housing.

To meet the microenterprise strategy, an organization needs to exist that will provide business counseling and provision of loans to very small businesses. With the demise of Southern Oregon Women's Access to Credit, there is currently a gap involving resources and services for the microenterprise business.

Accountability

Draw downs had been made on a regular basis. When a sub-recipient requests payment from CDBG, the sub-recipient is asked to submit a standardized voucher stating the total budget and expenditures to date with receipts to verify expense. Both the Neighborhood Resources Division and Finance Departments monitor this information to make certain that the sub-recipient's records and the city's records agree.

During the 2007/08 program year, 18.76% of the city's entitlement was expended for administration. The city expended 11.98% of its entitlement for Public Services.

IX. Monitoring

The Neighborhood Resources Division staff monitored every program, except one during the 2007/08 program year. It was difficult to schedule the final subrecipient visit so they will be monitored in the 2008/09 program year. Letters were sent out to subrecipients including a monitoring checklist and date for the visit. Staff visited each subrecipient and reviewed files. A letter with any concerns or findings followed the visit. Generally, there were few concerns or findings and any that were noted were corrected immediately by the subrecipient.

Grant disbursements were made in a timely manner. Actual expenditures did not differ from letter of credit disbursements. The Hope House Transitional Shelter project is falling behind schedule due to issues over ownership of the right-of-way. That was corrected during this program year and they should be able to complete the project during the 2008/09 program year. The funding for both the Homeowner Repair program and the First Time Homebuyer Program were fully utilized over the past program year. Both these programs had suffered lag times in previous program years.

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

The use of CDBG funds in program year 2007/08 addressed a number of the high priority needs outlined in the *Consolidated Plan*.

The City of Medford has met its coordination goals as outlined in the *Consolidated Plan*. Creating the Neighborhood Resources Division to administer and monitor the city's CDBG and Grants programs, Neighborhood Revitalization, Code Compliance and Housing programs has led to a concerted and coordinated effort to ensure that the needs of the city's low income, special needs populations and homeless are met and that neighborhoods and housing are safe.

1) The City of Medford continues to leverage general fund money to supplement CDBG funds to meet the needs of the community. In addition, the city considers the ability of subrecipients to leverage other local, state, and federal funding to complete their projects or continue their programs when considering providing funds to them. All of this year's subrecipients leveraged funds from sources outside the city to provide on-going programs and to complete their projects.

2) During the 2007/08 program year the city provided Certificates of Consistency with the Consolidated Plan for the following projects:

<i>Name of Applicant</i>	<i>Project Name</i>	<i>Location of Project</i>	<i>Program applied to</i>
Housing Authority of Jackson County	Housing Choice Voucher Family Self-Sufficiency Program	Jackson County	HCV Family Self Sufficiency Program Coordinators
ACCESS, Inc	HUD Housing Counseling-Local Housing Counseling Agencies	3630 Aviation Way Medford, OR Jackson County	HUD Housing Counseling Program
Community Works, Inc	Transitional Living Program	900 E. Main Street Medford, OR Jackson County	HUD McKinney Vento Supportive Housing Program (SHP) renewal project
Housing Authority of Jackson County	Five Year Annual PHA Plan	Jackson County	HUD
Senior and Disability Services of Rogue Valley Council of Governments	Home At Last	DASIL 29 N. Ivy Street, Medford Scattered leasing throughout Jackson County	HUD McKinney Vento Permanent Supportive Housing Renewal Project
ACCESS, Inc	Woodrow Pines	1096 and 1090 Woodrow Pines, Medford, OR Jackson County	HUD McKinney Vento Permanent Supportive Housing Renewal Project
The Salvation Army	Life Skills Attendant	The Salvation Army Hope House	HUD McKinney Vento Supportive Housing Renewal Project

3) There is no evidence that the City hindered Consolidated Plan implementation by action or willful inaction.

- All CDBG funds were used exclusively to meet one of the three national objectives. Specifically, all CDBG funds were used to benefit low/mod income residents of Medford. All infrastructure improvements were either completed within a Census Block Group which includes more than 51% low/mod income households according to the 2000 census or an income survey was completed which verified that at least 51% of the residents who will receive an area benefit from the use of CDBG funds are low/mod income.

Those programs which provide services to low/mod income clients are either based on a presumed benefit or the agency providing the benefit is required to maintain income verification for each of its clients and provide the city with data quarterly which indicates that at least 51% of its clients qualify as low/mod. Where children are the beneficiaries of services, no children who are considered wards-of-the-court are allowed to be counted as low/mod income clients.

- All homes rehabilitated through the Housing Authority's emergency repair program were occupied during the repairs and no displacement occurred. There was relocation required on the Conifer Gardens Project in Program Year 2007/2008.
- CDBG funds were not used to fund economic development activities during the 2007/08 program year.

Priority Housing Activities/Investment Plan Table
(Table 2A)

Priority Need	5-Yr. Goal	Yr. 1 Goal	Yr. 2 Goal	Yr. 3 Goal	Yr. 4 Goal	Yr. 5 Goal
	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>	<i>Plan/Act</i>
CDBG						
Acquisition of existing rental units	50	0/0	0/0	52/52		
Production of new rental units	315	0/0	63/0	80/92	120/	52/
Rehabilitation of existing rental units	250	144/144	0/0	52/52	54/	0/
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	90	17/17	20/17	18/17	18/	17/
Homeownership assistance	20	2/2	5/4	3/3	5/	4/
Other						
Production of new rental units- HOME/LIHTC	315	0/0	63/63	80/92	120/	52/
Rental Assistance						

APPENDIX: TABLE 3A

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1.1	First Time Homebuyer Assistance Program	CDBG		2005	2	2	100%
				2006	5	3	60%
				2007	4	5	125%
				2008	5		
				2009	4		
MULTI-YEAR GOAL				20			
DH-2 Affordability of Decent Housing							
DH-2.1	Home Repair Program	CDBG		2005	17	17	100%
				2006	20	17	85%
				2007	18	17	94%
				2008	18		
				2009	17		
MULTI-YEAR GOAL				90			

DH-2-2	Rehabilitation of Housing Authority of Jackson County owned apartment complexes: <ul style="list-style-type: none"> • Royal Apartments • Southernaire Apartments Rehabilitation of apartment complexes owned by ACCESS <ul style="list-style-type: none"> • Conifer Gardens 	CDBG		2005	144	144	100%
				2006	0	0	0
		2007		52	52	100%	
		2008		54			
		2009		0			
		MULTI-YEAR GOAL				250	
DH-2-3	Increase the supply of safe, decent and affordable rental units for low income persons. <ul style="list-style-type: none"> • Sky Vista • Lithia Place • Maple Terrace • Other? 	HOME,LIHTC,CFC		2005	0	0	
				2006	63	63	100%
		2007		80	82	102%	
		2008		120			
		2009		52			
		MULTI-YEAR GOAL				315	

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1.1	Improve the accessibility of a public service agency providing safety net services	CDBG Private foundation		2005	0	0	0
				2006	120	160	133%
		2007		0	0	0	
		2008					
		2009					
				MULTI-YEAR GOAL	120		
SL-1.2	Hope House Transitional Shelter Expansion Project- acquisition of land and development of infrastructure	CDBG Private		2005	12	0	0
				2006	12	0	0
		2007		12	0	0	
		2008		12			
		2009					
				MULTI-YEAR GOAL	12		
SL-1.3	Kids Health Connection	CDBG Private foundation		2005	400	406	102%
				2006	400	601	150%
		2007		430	284	66%	
		2008		0			
		2009					
				MULTI-YEAR GOAL			

SL-1.4	Children's Advocacy Center	CDBG Private foundation		2005	225	442	196%
				2006	325	358	110%
				2007	0	0	0
				2008	0		
				2009			
MULTI-YEAR GOAL							
SL-1.5	Community Health Center	CDBG Private foundation		2005	3000	3309	110%
				2006	3000	1767	59%
				2007	0	0	0
				2008	0		
				2009			
MULTI-YEAR GOAL							
SL-1.6	On Track, Inc.	CDBG Private foundation		2005	106	184	174%
				2006	70	196	280%
				2007	150	125	83%
				2008	150		
				2009			
MULTI-YEAR GOAL							
SL-1.7	Kids Unlimited Maslow Project Youth Service Integration Center	CDBG Private foundation		2005	0	0	0
				2006	0	0	0
				2007	300	170	57%
				2008	300		
				2009			
MULTI-YEAR GOAL							
SL-1.8	DASIL Community Center for Disabled and Homeless persons	CDBG Private foundation		2005	0	0	0
				2006	0	0	0
				2007	400	535	134%
				2008	500		
				2009			
MULTI-YEAR GOAL							

Table 3A Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
NR-1 Neighborhood Revitalization							
NR-1.1	Code Enforcement in targeted neighborhoods	CDBG		2005	20,683	20,683	100%
				2006	25,871	cancelled	0
		General Fund		2007	0	0	0
				2008			
				2009			
		MULTI-YEAR GOAL					
NR-1.2	Neighborhood Development projects Street trees Streetlights Neighborhood beautification Code education	CDBG		2005	20	20	100%
				2006	1,084	1,084	100%
		General Fund		2007	0	0	0
				2008			
				2009			
		MULTI-YEAR GOAL					

Grantee Name: City of Medford Program Year- 2007/08	Expected Annual Number of Units to be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	164	154	X	X	<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	52	52	X	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	82	82	X	X		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	134	134	<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"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	25	17	X	<input type="checkbox"/>		
Homebuyer Assistance	5	3	X	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	28	20	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Acquisition of existing units	52	52	X	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	82	82	X	X		<input type="checkbox"/>
Rehabilitation of existing units	25	17	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	5	3	X	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing	164	154	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS						
Annual Rental Housing Goal	134	134	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	30	20	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	164	154	X	X	<input type="checkbox"/>	<input type="checkbox"/>