

Narrative Statements to Accompany the City of Medford Consolidated Annual Performance and Evaluation Report for Fiscal Year 2005/06 on the Use of CDBG Funds

I. 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 2005/06 program.

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: The City provided funding to rehabilitate and maintain 58 units of low to moderate income dwelling units of the Southernaire Apartments, owned and managed by the Housing Authority of Jackson County. Roofing and windows were replaced and the entire complex was weatherized with enhanced insulation. This has contributed to lower energy costs as well as noise reduction at this apartment complex.

Project 2: The acquisition of the Conifer Gardens senior apartments did not occur in Program year 2005/2006. ACCESS, Inc. in partnership with Shelter Resources, Inc. was unable to secure the necessary funding to purchase the complex. They have since resubmitted their application to Oregon Housing and Community Services Consolidated Funding Cycle and should hear about this funding by October 2006.

Project 3: Seventeen homes throughout the City were rehabilitated through the Homeowner Repair Program, thus helping to maintain housing currently owned by lower income households. Fourteen of these homes were completed with 2005/2006 funding and three with funding from the previous program year. HAJC is now fully staffed with a program administrator and two field staff and they intend to use all the original funding allocated for program year 2005/2006 by October 1, 2006.

This program, administered by the Housing Authority of Jackson County, also provides education on lead based paint hazards. Each household receiving rehabilitation assistance was provided with educational materials on lead based paint hazards.

The Liberty Park District Neighborhood and McLoughlin Neighborhood both received targeted homeowner repair funds during this program year. More than 80 homeowners in the Liberty Park were sent an informational letter about the program in December 2005. The program was promoted in two editions of the West Medford Community Coalition Newsletter which is received quarterly by nearly 7000 households. Also, the program was promoted in the City's

newsletter which goes out in the water bill to 22,000 households. Nine households were rehabilitated in Liberty Park and McLoughlin during the program year.

Project 4: The City provided funding in program year 2004/2005 for Phase II of the rehabilitation of the Royal Apartments located on Royal Avenue and owned by the Housing Authority of Jackson County. The project was completed in August 2005 with new balconies and security fences for the 86 unit apartment complex.

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

No developer or property owner took advantage of the City of Medford’s Vertical Housing Development Zone program during this program year. The Housing and Community Development Commission plans to offer an educational workshop on tax credit programs and the Vertical Housing program to builders and developers in fall of 2006.

Project 1: Program Year 2004/2005 funding was cancelled for the Living On Track scattered site housing project which involves the construction of 48 units (Sky Vista) on Stewart Ave. and 15 units (Lithia Place) on Beatty Street in Liberty Park. They were unable able to use the CDBG funding allocated due to restrictions associated with Davis Bacon wage rates. The project was able to move forward with a mix of HOME, Low Income Housing Tax Credits and other funds and will be available in October 2006. Units are available for developmentally disabled, low income, those involved in the Second Chance program and those recovering from Alcohol and other drug addiction. There will be a family advocate on site like Stevens Place.

The following chart shows progress in affordable housing /special needs housing development during program year 2005/2006:

Project Name	# of Units Developed	Type of housing	Year completed	Income level/type
Cottonwood A & B (Ross Lane) ACCESS leased to Jackson County Mental Health	2 (10 adults total) 1 5- bedroom house and 1 4- bedroom house	Transitional (separate bedrooms in 2 houses/shared living environment)	2006	Psychologically disabled
Woodrow Pines (Woodrow Lane) ACCESS	4 bedroom house and 7 one bedroom apartments	Permanent supportive housing	Fall 2005	50% median and below

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

Two new homebuyers used the First Time Homebuyer Assistance program funds from the 2004/2005 funding year in this program year and were able to purchase homes in Medford. One

homebuyer assisted in 2004 program year refinanced their home and returned funds to the City as program income.

The Southern Oregon Resource Center received 442 inquiries regarding the City's First Time Homebuyer Assistance during this program year. Of these, 42 attended the ABCs of Home buying specifying that they intended to purchase a home in Medford. Of these 42, the SOHRC worked with ten families on a one-on-one basis to help them to become mortgage ready and able to use the City's program. The actual number of families that were able to use the program this year was 2. Only ½ % of all clients who inquired about this program were able to use it. This is due to many reasons. Housing prices in Medford exceed the amount that low-mod income families can afford, placing homeownership out of reach. Families have credit issues that make them ineligible for conforming/conventional or government insured/government guaranteed financing, so they are unable to access this program. Also, the 50% match requirement for the down payment portion of assistance is difficult for a lot of families. And finally, requiring that the property is vacant at the time the purchase offer is submitted is difficult. There are more rental properties for sale in Medford than owner occupied or vacant properties.

The Oregon Bond loan program was suspended by the State Treasurer in August, 2006. This will have a huge impact in mortgage/housing affordability in Oregon. All five of the City of Medford Assistance program families used the Oregon Bond program to purchase their home. 4 out of 5 used Oregon Bond with FHA, which requires only a 3% down payment and gives them a below market interest rate.

STRATEGY 1-5: Affirmatively further Fair Housing Choices.

Objective: Assist residents, particularly minority and other household who are traditionally underserved to remain in affordable housing by improving their budgeting and life skills.

The City of Medford provided General Fund dollars to Southern Oregon Goodwill's Steps to Success Family Strengthening program allowing 23 families to participate in financial literacy classes. This was more than the twice the anticipated number of families to be served.

The City of Medford also provided General Fund dollars to Consumer Credit Counseling Service of Southern Oregon for its Money Management program assisting 28 senior citizens with budgeting, check paying and other services.

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 on fair housing and lending practices at City Hall. Information was also made available at the annual Homebuyer Fair held in March 2006. Information was again distributed via the City newsletter which goes out to over 22,000 household with the water bill.

The City also partnered with the Consumer Credit Counseling Service of Southern Oregon to put on a second Predatory Lending Roundtable in June 2006. Approximately 30 representatives of mortgage companies, banks, the Medford Police Department and real estate offices as well as agencies providing services to senior citizens and other vulnerable populations participated.

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.

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

The Code Enforcement Division targeted CDBG eligible neighborhoods in an effort to improve neighborhood habitability and the safety of housing impacting 20,683 people.

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 mechanism including paying local improve district assessment of lower-income households.

Program year 2004/2005 CDBG funds funded the placement of four new streetlights, replacement of mast arms on four poles and placement of lights and mast arms on 12 existing poles in the Liberty Park Neighborhood during this program year. This street lighting project coupled with enhanced police patrols have reduced crime in the neighborhood. The project continues with the removal of hazardous trees, especially those branches blocking street lights and signs.

General fund dollars were used for a Neighborhood Street Tree Partnership in a non-CDBG eligible neighborhood during the past program year.

INDEPENDENCE AND ECONOMIC OPPORTUNITY

Goal 3: Improve the ability of lower income households to become self-sustaining.

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

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

Project #1: Kids Health Connection

406 children from Washington and Jackson Elementary Schools received health and dental care through this collaborative program, bringing together the school district, the two hospitals, and La Clinica del Valle.

Project # 2: Community Health Center

3309 persons were provided health care services.

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

Project #3: Family Advocate Services for Stevens Place, On Track

184 people were served through the funding of an onsite family advocate assisting residents with essential needs including health care, referrals, food and clothing.

Project #4: Jackson County Child Abuse Task Force

442 children, victims of abuse and neglect, received wrap around services over the past year through the Jackson County Children's Advocacy Center.

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.

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.

Program year 2005/2006 CDBG funding was provided to The Salvation Army to acquire 1.18 acres of land for expansion of the Hope House transitional shelter involving the construction of 12 new units of family housing.

(See Table 3A in Appendix)

II. Affirmatively Further Fair Housing

The Fair Housing Council of Oregon received 47 complaint calls from residents within the City of Medford. Twenty of these alleged issues that are likely to be bona fide fair housing allegations; 11 related to the protected class of disability, 7 to familial status, and 2 to marital status (state protected class). Only four of the individuals completed a fair housing intake, all related to disability and reasonable accommodations. All four were closed and were either resolved or dropped. Also, four design and construction audit tests were performed in Medford on recently constructed Multifamily housing during this year. The Fair Housing Council has filled complaints to HUD against the developers due to violations of accessibility standards under Fair Housing laws. The Fair Housing Council anticipated the either the complaints will be conciliated or they will enter litigation with the developers.

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 and at the Medford Branch of the Jackson County Library. The City, in partnership with the West Medford Community Coalition, sponsored its annual Homebuyer Fair in March 2006 where fair housing materials were available to the over 50 participants.

The Fair Housing Council of Oregon offered two training workshops this past year:

1. Training at Rogue Community College, White City Branch on June 26, 2006 with 56 agencies present

2. Training for Oregon Association of Realtors in Ashland on April 6, 2006 with over 100 participants.

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.

The City provided \$10,250 of general fund dollars for the 2005/06 program year to the Center for Nonprofit Legal Services to allow them to continue to provide legal assistance on landlord-tenant law and on Fair Housing 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.** Staff has put together an ad on fair housing in Spanish and English that is published annually in the July citywide newsletter that is distributed to 23,000 households. One of the Housing and Community Development Commission members is the executive director of the Rogue Valley Association of Realtors. This group sponsored a Fair Housing workshop with three hours Required Education Credits this past year in Ashland.
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 plans to offer a workshop on housing tax credits and the state of Oregon's Vertical Housing Zone Designation targeting developers and builders.
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.
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 plans to continue its monitoring of 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, which was held June 28, 2006. Predatory lending is an increasing problem in the area with the high number of senior citizens and Hispanics who are both highly vulnerable populations. Thirty persons representing conventional and sub-prime lenders, real estate brokers, the Medford Police Department Fraud Division, Southern Oregon Housing Resource Center, Housing

Authority of Jackson County, and Center for Nonprofit Legal Services, AARP, VA SORCC, USDA Rural Development and the West Medford Community Coalition participated. This has resulted in the formation of three follow-up committees focusing on Mortgage Lending Regulation, Consumer Education, and Outreach for Native Spanish Speakers.

KDRV Channel 12 ran an interview regarding the issue the day of the forum and again the next day during the news.

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 1416 Housing Choice vouchers and manages public housing units for low-income residents. This past year, they assisted 1357 families. They have not applied for any additional vouchers in the past year. The Housing Authority will continue to apply to HUD for additional Housing Choice vouchers and certificates to decrease the long waiting list (now a 3 year wait) of families desiring rental assistance. The number of units provided is dependent upon Congressional funding and HUD allocations. 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 these programs is to help existing homeowners maintain their homes, so that they can remain in them.

The following table indicates the number of households assisted with housing by income categories, 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
Housing Authority's Southernaire Apartments	0	0	0	23	0	34
Royal Apartments-Housing Authority of Jackson County	0	26	0	35	0	25

Southern Oregon Housing Resource Center

The Southern Oregon Housing Resource Center served 1,067 Medford residents who contacted the center for general housing counseling and assistance. This was more than double the number of clients from Medford who had contacted the Center in the previous program year. The Housing Resource Center reported that 40 persons received mortgage delinquency /foreclosure prevention counseling, 78 received counseling in Home Equity Conversion Mortgage and 493

persons received some form of rental housing assistance. Nearly 450 people contacted the Center regarding the City of Medford's First Time Homebuyer Assistance program. Out of that number, 42 attended the ABCs of Homebuyer class identifying Medford as the location for their home purchase and ten families were worked with on a one-on-one basis to become mortgage ready. Another 14 persons received homeless counseling. Ten of the clients served were first time homebuyers in Medford.

IV. Continuum of Care Narrative

The lead entity for the Continuum of Care is the Jackson County Homeless Task Force (HTF), a Sub-Committee of the Jackson County Community Services Consortium (CSC). The CSC is currently made up of 32 member organizations and agencies. The Homeless Task Force developed and has been implementing the 10-year strategy to end chronic homelessness during the past biennium and has achieved many outcomes as a result of an organized community approach. The current strategy identified in the "Continuum of Care Goals and System section a. Chronic Homelessness Goals/Strategy" includes goals with specific action steps designed to improve our community's abilities to address chronic homelessness and homelessness in general.

The primary planning group for the Jackson County Continuum of Care is The Jackson County Homeless Task Force; The HTF is comprised of 32 public and private organizations that provide services in Jackson County. HTF members work together to refine community planning processes and implement CoC systems that are both comprehensive and inclusive. The HTF meets monthly. The Task Force has sub-committees and a Core Work Group that also meet regularly as follows: Homeless Youth Sub-Committee, Accessible Affordable Housing Sub-Committee, HTF Core Working Group. The Sub-Committees 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 CoC 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. This year, the Task Force sponsored a program entitled "Portraits of Disconnection 2006" which included a panel discussion about homelessness in Jackson County with a focus on homeless youth. The Medford School District 549C, League of Women Voters and Mayor's Youth Advisory Commission all took an active role in this workshop which was held on April 17, 2006. More than 100 people attended this event including local and state government officials. It included a showing of the Portraits of Disconnection photo exhibit which has been displayed throughout the County in a number of locations throughout the year.

The Vision of the Jackson County Homeless Task Force

Created within the community is an infrastructure which assists the homeless and at-risk populations, with dignity and respect, to move towards stabilization/self-sufficiency along the continuum from the street to safe, sustainable, accessible, affordable housing. We will accomplish this end through comprehensive assessment of community needs and coordination of services. The service delivery system includes:

- inclusiveness of all populations
- open dialogue with homeless citizens
- streamlined, strengthened delivery of services
- continuity of care
- individual and legislative advocacy
- proactive solutions, rather than reactive
- community education about the prevalence and causes of homelessness
- maximization of financial and in-kind resources

There are three sub-committees which carry out the work of the HTF:

1) The HTF has a Core Group (Sub-Committee) that initiates and schedules Continuum of Care Community planning meetings for Jackson County agencies, oversees mainstream resource utilization, and coordination of discharge planning that assist homeless persons, explores all funding sources and even helps its member organizations to write grants in support of projects that benefit the homeless in Jackson County.

2) The Accessible Affordable Housing Sub-Committee (AAH) focuses on increasing the availability of appropriate housing for disabled people. Over the years it has done several projects including Accessible Affordable Housing Conference and the development of the Home at Last PSH project. This sub-committee is currently in the process of exploring the feasibility of a SRO project for our area.

3) The Homeless Youth Sub-Committee focuses primarily on living situation with homeless youth and their families and unaccompanied homeless youth. The Committee carries out a community-wide planning role addressing homeless youth issues, advocating for essential services, and finding creative solutions to address gaps caused by unstable funding.

The HTF developed and implemented the 10-year strategy to end chronic homelessness during the past biennium and has achieved many outcomes as a result of an organized community approach. The current strategy identified in the "Continuum of Care Goals and System section a. Chronic Homelessness Goals/Strategy" includes goals with specific action steps designed to improve our community's abilities to address chronic homelessness and homelessness in general.

In addition to the effort to coordinate CoC planning at the local level with statewide planning efforts, a member of the HTF Core Group, ACCESS, Inc., participates in the statewide planning meetings of the Rural Oregon Continuum of Care Committee (ROCC). Finally, the HTF Core Group coordinates the collection and compilation of information on the local homeless population including the annual Gaps Analysis, Homeless Survey, 24-hour Homeless Count, and One Night Shelter Count. The group promotes community planning and development of future applications with a highly coordinated and objective ranking and review process in place. The lead CoC agency, ACCESS, Inc., has been involved with homeless and anti-poverty programs in southern Oregon for more than 25 years.

Chronic Homelessness Strategy/Goals

Specific Actions Taken by Jackson County Homeless Task Force (HTF) over the

Past year.

Goal 1: Establish baseline figures for chronically homeless.

The data collection process was refined and expanded. The one night shelter and homeless survey counts were conducted in January 2006. The One Night Shelter Count took place on January 26, 2006 with 309 persons counted. The homeless surveys were conducted throughout the week of January 23-27 with a total number of 685 persons counted.

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

The Bear Creek Housing Needs Assessment Prepared by ECO Northwest for Rogue Valley Council of Governments for its Regional Problem Solving Process was released in March 2006. Although not as comprehensive as was hoped for, it provides a start for a more in-depth countywide housing needs assessment.

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 2006 for the InterFaith Care Community (ICC).

Goal 4: Create "Urban Rest Stop".

St. Vincent de Paul is constructing a new shelter and has recently completed a new thrift store at their location in Medford. They plan to provide for showers and laundry facilities at their new shelter which will be open at the end of 2006.

Goal 5: Support the Development of a nonprofit campground.

Although there has been support by the Ashland Homeless Alliance and RVCDC for this concept, little has moved forward on this goal during the past year.

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

Through the VA Per Diem program, ICC was able to add 24 beds to the area and the Salvation Army added 10 beds this year.

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.

ACCESS opened Woodrow Pines in November 2005 adding 10 units. On Track, in partnership with Living Opportunities will be adding 68 units by the end of 2006 for those recovering from substance abuse, those with developmental disabilities and very low and low income persons.

Other Homeless Goals

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

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

ACCESS was able to provide emergency grants to 60 families and 69 families received rental subsidy and case management to move closer to self sufficiency in FY 2005. Kids Unlimited opened a new Youth Service Integration Center and is in the process of establishing a youth drop in center. The drop in center will include showers, a washer and dryer, clothes closet and food pantry. It is being funded with McKinney Vento grants through the Medford School District as well as private foundation funding through the Walker Fund. The Community Health Center is a partner and will be providing health care services. Construction will be complete by November 1, 2006.

The Homeless Youth Committee is also working with a local church to develop a youth shelter which would be established on a referral basis. The church is looking at renovating an existing building in West Medford to use as an emergency transitional shelter for youth.

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.

The April 17, 2006 at the Medford Library, "Portraits of Disconnection 2006" attracted more than 100 people to learn about homelessness in Jackson County and what they could do to help end it. The focus was on homeless children and youth. Several city, county and state elected government officials were present at the event. Other outlets this year included letter to the editor in local papers and cable access TV.

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

Governor Ted Kulongoski presented at the 3rd Annual Hunger Summit held at ACCESS on October 18, 2005 to focus on the link between hunger and housing affordability. The Southern Oregon Workforce Housing Summit was held on February 21, 2006 with over 200 participants from Jackson, Josephine and Curry Counties. This day long event, held in Medford was structured to address how to improve access and affordability for housing, what can the public sector do, what can employers do and what can be done on the money side.

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

DASIL donated and installed four ramps this year for persons with physical disabilities. The Men's Fellowship League completed one ramp. The Housing Authority of Jackson County administers the county-wide and city Homeowner Repair program that promotes ADA modifications.

Remaining Obstacles to Achieving These Goals:

1. Chronic Unemployment and Underemployment:

The area's unemployment rate is around 6%--above both the state and national average.

2. Low Wage Jobs without Benefits:

As the economy improves and new jobs are added back, they tend to be low-paying, no-benefit jobs. In 2000, Medford's median household income was \$36,500—11% below the state median. 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:

In 1999 Jackson County was the 5th least affordable place to live in the United States, based on the median cost of housing vs. the median income. (National Assoc. of Home Builders, Medford Mail Tribune, March, 1999) The phenomenon of declining affordability is driven, in part, by upward pressures on housing prices, due to high in-migration of wealthy individuals. Currently in Medford there is only one affordable rental unit available for every three households or 30% or less of the median income. The wait list for subsidized units and Housing Choice Vouchers through the Housing Authority of Jackson County is currently 36 months. One hundred and thirty people responded that the reason that they were homeless was that they couldn't afford to pay rent.

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 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.

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 issue. Based on the 2006 Homeless Survey, 16.3% of those surveyed reported that drug/alcohol was a major reason for their homelessness and another 6.7% reported that mental health issues played a major role.

9. Domestic Violence:

Domestic violence contributed to the homelessness of 46 women in Jackson County counted in the 2006 survey.

10. Poor Credit Histories:

Thirty-three homeless people surveyed in the 2006 Continuum of Care Homeless Survey cited poor credit as a cause of their homelessness.

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. Sixty-nine of those surveyed in 2006 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 remains a lack of available resources, especially monetary resources. In 2005/06, the eligible requests for CDBG funds exceeded the amount available for capital improvements by nearly \$530,000. Requests for operating grants during the 2005/06 program year totaled \$138,806 and only \$76,000 was available from CDBG funds.

Some actions taken to serve the underserved needs of the City included providing for the needs of abused and low-income children. During the 2005/06 program year, the City provided funding to the Child Abuse Task Force, which serves as a coordinating center for all child abuse programs in Medford. The City also provided CDBG funds for the Kids Health Connection providing health care and dental care for low income children at three elementary schools in West Medford. Funds were provided to the Community Health Center which provides medical care to low-income households and to on Track, Inc. for substance abuse treatment.

Ten percent 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 serves as President 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 to rehabilitate 58 units of low-mod income rental units. The City of Medford also provided funds to the Housing Authority of Jackson County (HAJC) to fund the City's Homeowner Repair Program. This program provides no interest loans to low-income homeowners for emergency repairs to their homes. This helps to maintain the affordable housing stock in the City.

3. Eliminate 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. Often providing land that meets all of these needs requires that affordable housing be built in or close to existing neighborhoods where neighborhood resistance may exist. The City allows accessory dwelling units (ADUs) in conjunction with all existing single-family residences. While there has been resistance to this in some neighborhoods, the City continues to maintain this ordinance. 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 2005/06, the City provided \$275,000 in operating grants from the general fund, and \$76,000 in operating grants from the Community Development Block Grant fund. This provided a total of \$351,000 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 now offers a home purchase option using five of their Housing Choice Vouchers to pay mortgage payments for five qualified Self Sufficiency Program participants.

6. Evaluate and Reduce Lead-based paint hazards – During the 2005/06 program years, 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.

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. 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. They have created a Service Integration Team that meets monthly and addresses housing stabilization as a priority. The Neighborhood Resource Coordinator serves on this committee and has been working to promote various housing services to renters and homeowners through this venue.

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 Jackson –Josephine Regional Housing Coalition has been established to attempt to address the issue of affordability through political channels.

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.

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 2005/06 CDBG subrecipients. The purpose of this risk assessment was to identify which subrecipients will require comprehensive monitoring during the program year. The risk assessment uses the following criteria **to identify high-risk** subrecipients that 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.

This year, monitoring involved on site visits to each sub-recipient and an audit of each agency's files relating to the CDBG funded project or program. 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 2005/06, the City used \$275,000 from the general fund to leverage \$76,000 in operating grants from the Community Development Block Grant (CDBG) fund. Combined, these funds were used to supply \$351,000 in operating grants to 33 agencies providing health and human services to low-income households and persons in the City.

VII. Citizen Comments

Notice of a 15-day public comment period was published for the Consolidated Annual Performance and Evaluation Report (CAPER) in September 2006.

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 1.14 times the FY 2005 grant of \$ 703,504. During program year 2005/06, most of the City's CDBG projects were on schedule. The Conifer Gardens project was delayed because they did not receive the state funding that they had expected to receive.

Barriers

A major obstacle to the development of affordable housing in the City of Medford is the price and availability of land for development. Most of the available land is already owned by the larger developers who are not longer selling off pieces to smaller developers and/or nonprofit developers. Housing prices have skyrocketed over the past two years and continue to rise making purchasing homes to rehabilitate and resell not an economically viable option for organizations such as Rogue Valley CDC. The median housing price in July 2004 was \$211,900 in East Medford and by April 2005, the media had increased by 23% to \$260,000. While in West Medford, the media housing price in 2004 was \$160,000, it increased by 28% by April 2005 to \$204,000. The gap between income and housing prices continues to be one of the largest throughout the west coast. In fact, Medford was recently named tenth in the country for being extremely overvalued in its housing prices. This has caused programs such as the First

Time Homebuyer Assistance Program and Rogue Valley CDC's rehabilitation program to experience difficulty in moving forward. It has also made development of new affordable units nearly impossible. The City was an active player in putting on the Southern Oregon Workforce Housing Summit along with many other jurisdictions and Jackson, Josephine and Curry Counties in February 2006.

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 Resource Division and Finance Departments monitor this information to make certain that the sub-recipient's records and the City's records agree.

During the 2005/06 program year, 13.33% of the City's entitlement was expended for administration. The City expended 9.78% of its entitlement for Public Services.

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

The use of CDBG funds in program year 2005/06 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 Resource 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 receive the services needed and that neighborhoods and housing are safe and sanitary.

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 2005/06 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	Public Housing Family Self-Sufficiency	Jackson County	Resident opportunities and supportive services
Consumer Credit Counseling Service of Southern Oregon	Housing Counseling	City of Medford	NFCC HUD Comprehensive Housing Counseling Program
ACCESS, Inc	HUD Housing Counseling-Local Housing Counseling Agencies	3630 Aviation Way Medford, OR Jackson County	HUD Housing Counseling Program
Shelter Resources, Inc and ACCESS, Inc.	Conifer Gardens	700 Royal Ave. Medford, OR Jackson County	HOME, LIHTC, T. Funds, OHCS Consolidated Funding Cycle
Housing Authority of Jackson County	Five Year Annual PHA Plan	Jackson County	HUD
Community Works, Inc	Transitional Living Program	900 E. Main Street Medford, OR Jackson County	HUD McKinney Vento
Housing Authority of Jackson County	Maple Terrace	3600 N. Pacific Hwy. Medford, OR Jackson County	HOME
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	Continuum of Care, Homeless Assistance Programs, McKinney Vento

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. All apartment units being renovated by the Housing Authority (Southernaire Apartments) were occupied during rehabilitation and no displacement occurred. There was no relocation required on any CDBG funded projects in Program Year 2005/2006.
- CDBG funds were not used to fund economic development activities during the 2005/06 program year.