

City of Medford

Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year 2004/05



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Narrative Statements to Accompany the City of Medford Consolidated Annual Performance and Evaluation Report for Fiscal Year 2004/05 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, 2000/05 followed by implementation activities undertaken during the 2004/05 program and an overall consolidation of five years of activities and projects.

HOUSING

Goal 1: To Increase the Supply of Rental Housing for Low-Income Households.

Strategy 1-1. Encourage the construction of affordable rental housing.(B)

Activity 1:

The City of Medford has used its CDBG dollars to fund infrastructure in connection with new affordable housing developments, such as Lions Cottage.

Activity 2:

Living On Track, a limited partnership between two nonprofits; one of which works with the developmentally disabled and the other with substance abuse, has received tax credits and funding from Oregon State to develop 63 new rental units for residents who are 30 to 50% of the median income and for special needs persons. Sky Vista has 48 units and Lithia Place in the Liberty Park District Neighborhood has 15 units. The City has allocated a total of \$229,400 of CDBG funds towards this project which will be used for infrastructure development. The project is due to break ground in September 2005. The environmental review is complete and HUD has released the funds for the project.

Strategy 1-2. Encourage agencies to apply for additional rental subsidies to increase the number of families assisted. (C)

Activity 1:

The Housing Authority of Jackson County had 1414 Housing Choice vouchers available at the beginning of the 2004/05 program year with 1304 housing vouchers being used during the year. The Housing Authority did not apply to HUD for additional vouchers and certificates to decrease the long waiting list, which is currently at two years, of families desiring rental assistance. They are processing June 2003 applications at this time. Since January 2001, they have applied for 350 vouchers and have received 342 vouchers.

Strategy 1-3. Support providers of public housing. (C)

Activity 1:

The City of Medford has supported the Housing Authority in its efforts to provide public housing by helping fund the renovation of existing apartment complexes and by providing funding over time for infrastructure development of new projects.

Activity 2:

The Housing Authority of Jackson County has completed 80 units of low-income, rental housing on Cummings Road using tax credit financing, HOME funds, and an operating subsidy from the Rural Development program. The project, known as Lilac Meadow is for 50% of median income and below. The 42 units of low income tax credit financed rental housing have been fully leased as of September 2004. The 40 units for year round farm workers and for migrant farm workers were completed in 2004.

The Housing Authority is currently seeking funding for a new project, Maple Terrace, located on Mace Road. The project involves the development of 82 units of low income housing.

Activity 3:

The Housing Authority of Jackson County was granted \$83,000 of CDBG funds for the second phase of a project to rehabilitate 86 low to moderate income dwelling units of an existing apartment complex thereby allowing it to remain affordable housing for 86 families. The first phase of the rehabilitation included the replacement of roofing and the replacement of windows and glass doors for maintenance and weatherization. The second phase included the replacement of balconies and security fencing in the complex.

Goal 2: To Provide and Maintain Home Ownership Opportunities for Low-Income Households.

Strategy 2-1. Retain existing affordable housing by supporting rehabilitation programs. (A)**Activity 1:**

The City has provided the Rogue Valley Community Development Corporation (RVCDC) with CDBG funds over the past five years to purchase and renovate older homes in West Medford. Through this program, homes that are renovated are then sold to low-income households with a 20- year deed restriction of affordability. On July 1, 2004, RVCDC closed on a parcel on Howard Street with an existing unit on the land which RVCDC then rehabilitated and sold to an applicant who is 80% of the median income or below.

Rogue Valley Community Development Corporation has purchased, renovated and resold ten homes in West Medford to income qualified buyers over the past five years.

Activity 2:

The City awarded \$165,292.46 of its 2004/05 CDBG funds and program income to the Housing Authority of Jackson County to provide zero interest loans to low-income homeowners to rehabilitate homes in need of repair. The types of rehabilitation include replacement of woodstoves and repairs for roofs, electrical, plumbing or heating systems, or other health or safety-related problems. Renovations are also made to make homes handicapped accessible. During the 2004/05 program year, loans were made to 18 low-income households to provide for repairs and rehabilitation.

The following table shows that a total of 131 household dwellings received home repair funds allowing the homeowner to stay in his/her home over the past five years.

Year	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
# of Units	30	34	23	26	18

Activity 3:

The ACCESS Weatherization Program performed weatherization measures, including insulation, weather stripping, duct, repair, etc., on 189 eligible household dwellings located in the City of Medford during 2004/2005.

Strategy 2-2. Support home ownership through down payment and home ownership assistance. (C)

Activity 1:

The Housing Authority of Jackson County is a member of the Valley Individual Development Accounts (VIDA) collaborative which includes fifteen other member agencies in the Willamette Valley and Southern Oregon. HAJC will utilize approximately 5 available IDAs a year over a three year period for its clientele. IDAs function as matched savings accounts that low-income people use to help them invest in homeownership, higher education and job training, or small business start-up.

Activity 2:

The Housing Authority of Jackson County administers the Housing Choice Voucher Homeownership Program using five of its Housing Choice vouchers to pay for mortgage payments for five eligible clients who have completed the program educational requirements and are either currently participating in the Family Self-Sufficiency Program or have graduated from the FSS program.. The first voucher went to a family of five who also received assistance through the City of Medford's First Time Homebuyer Program and moved into a home on Howard Street renovated by Rogue Valley Community Development Corporation.

Activity 3:

The City of Medford established its own First Time Homebuyer Assistance Program, using \$70,000 of CDBG funds, in 2003/2004. The program is administered by the Southern Oregon Housing Resource Center, through ACCESS, Inc. Funding is available for down payment and closing costs. Since the program's inception in May 2004, there

have been a total of 602 calls about the program with 507 of those calls occurring in 2004/2005.

This year, two households totaling nine persons received down payment assistance loans through the City of Medford's program. Both occurred in May 2005. One loan was for \$13,506.74 and the other loan was for \$6,850.49 for a total amount of \$20,357.23.

The biggest obstacle to this program in Medford is the jump in housing prices. From 2004 to 2005, East Medford has seen an average house price increase of 23% from \$204,000 to over \$260,000. West Medford has also seen a 23% increase from \$160,000 to \$212,000. Most of those who income qualify for this program are qualifying for homes between \$110,000 and \$160,000 and there are few homes, if any left, available at that price.

Activity 4:

ACCESS, Inc., together with local lenders, realtors and other housing related professionals, conducts homeowner education classes - the *ABC's of Homebuying*. The curriculum was developed by the Homeowner Education Collaborative of Oregon as a means of standardizing education classes statewide. It is designed for use in community programs that encourage collaboration among education providers, community partners, and stakeholders in the home-buying education classes, thereby increasing the number of first-time and low-and-moderate income homebuyers. Classes are conducted in both English and Spanish. During the 2004/2005 program year, ACCESS reported that 107 persons attended these classes, who either resided in Medford or identified Medford as the place where they wanted to buy a home. This class is a prerequisite to applying for City of Medford First Time Homebuyer Assistance funds.

Activity 5:

The West Medford Community Coalition, a local nonprofit, in partnership with the City of Medford, sponsored its Third Annual Homebuyers Fair April 2, 2005. Twenty local lenders, realtors and credit counselors sponsored booths with information for first time homebuyers. Approximately 200 people attended this event.

Strategy 2-3. Support home ownership through self-help and sweat-equity programs. (B)

Activity 1:

Rogue Valley Habitat for Humanity is actively building housing for low-income families using donated materials and labor. However, Habitat for Humanity did not complete any houses in Medford during the 2004/05 program year due to lack of affordable land available for development.

Over the past five years, Habitat was able to complete only two homes in Medford due to the lack of available land.

Strategy 2-4. Conduct a study to determine the feasibility of a land trust. (C)

There was no reason to conduct a feasibility study of this nature. Ashland has a very active Community Land Trust and more recently, the Rogue Valley Community Development Corporation has taken to using this strategy to help make and keep housing affordable. The City's Planning Department was confronted with this model with the development of the RVCDC town homes on 11th and Grape Streets and they are now working with RVCDC to make the land trust model happen on that particular new affordable housing development.

Strategy 2-5. Encourage the development of affordable housing by private developers. (C)

Activity 1:

The City of Medford, in cooperation with the Medford Urban Renewal District, applied to the State of Oregon and received a Vertical Housing Development Zone designation for the downtown area. This approval allows for applications to be filed for Vertical Housing Development Project Certifications. Projects approved and certified will be eligible to receive a 20 percent partial property tax exemption for each floor of residential use above a floor(s) of commercial use. The partial property tax exemption is limited to not more than 80% of the ad valorem value of the property and improvements. This will help to increase the number of residential units in the central business district. Thus far, no developer has taken advantage of this tool. Plans are underway to offer a workshop to developers on the advantages of this designation in the downtown.

Activity 2:

The Housing and Community Development Commission is investigating current planning tools and systems development charges to explore ways to assist developers who are interested in building affordable housing. They recommended that the bancrofting of System Development Charges be extended over a 20 -year period if desired rather than a 10- year period. That change has been implemented.

A Regulatory Barriers to Affordable Housing Committee, made up of Planning and Housing Commissioners, has been established and it is looking at removing possible regulatory barriers as well as creating incentives for private and nonprofit developers to develop workforce/affordable housing.

Goal 3: To Affirmatively Further Fair Housing.

Strategy 3-1. Assure that federal laws prohibiting housing discrimination are publicized, and that allegations of discrimination are referred to the responsible enforcement agency. (B)

Activity 1:

City staff contacted the Fair Housing Council of Oregon to obtain brochures to be distributed and posters to be displayed in City Hall. These brochures are available at the Planning Department front counter and outside Council Chambers and posters have been displayed identifying whom to contact concerning allegations of housing discrimination.

Activity 2:

The City of Medford sponsored a booth at the April Homebuyer Fair which attracted approximately 200 people. Over 100 fair housing brochures were distributed at this event.

Activity 3:

The City of Medford ran an advertisement in the City newsletter, in both Spanish and in English in July 2005. The newsletter, which is distributed in the water bill, is received by 23,000 people.

Activity 4:

The City of Medford helped sponsor the Fair Housing Council of Oregon's conference "A Dream Deferred: Residential Segregation in Oregon" held on May 3, 2005 in Portland.

Activity 5:

The Fair Housing Council of Oregon conducted Fair Housing intake appointments at the Southern Oregon Housing Resource Center at ACCESS, Inc on March 7 and 8, 2005.

Strategy 3-2. Provide financial support to agencies providing legal assistance to low-income households. (A)**Activity 1:**

The City of Medford provided \$33,140 of general fund operating funds to the Center for NonProfit Legal Services to provide legal services to low-income residents. Legal assistance was provided to 373 low-income residents of Medford during the 2004/05 program year. These services include legal services to households alleging fair housing law violations.

COMMUNITY DEVELOPMENT

Goal 4: To Identify and Enhance Neighborhood Assets.

Strategy 4-1. Encourage the development of Neighborhood Associations. (C)

One of the City Council goals is to maintain healthy neighborhoods and to revitalize challenged neighborhoods. The Neighborhood Resource Coordinator has been working to revitalize the Liberty Park (Beatty- Manzanita) neighborhood for the past four years. The Liberty Park Neighborhood Association is working to implement the Action Plan developed in 2001. Activities this past year included the following:

- Cleanup Day on April 16, 2005
- Planning efforts were stepped up to create a one acre neighborhood park in Liberty Park. Funding from Medford Urban Renewal Agency has been authorized for land acquisition and park development.

A second neighborhood revitalization effort in a neighborhood located around the McLoughlin Middle School and Jackson Elementary School is moving forward. Following a neighborhood barbecue event in September 2004, a neighborhood council was established with over 25 active participants. This group met twice a month to work on developing a McLoughlin Neighborhood Action Plan. Activities carried out by the McLoughlin Neighborhood included the following:

- Neighborhood Street Tree Partnerships on Palm and Haven Streets
- Alley Clean-up event
- Storm Drain stenciling activity
- Formation of three new Neighborhood Watch groups

The Neighborhood Resource Coordinator continues to work with other interested neighborhoods to develop councils and neighborhood action plans. The Coordinator works closely with and serves on the board of the West Medford Community Coalition, an umbrella organization for neighborhood associations throughout the wet side of the City.

Strategy 4-2: Provide grants to Neighborhood Associations to enhance existing neighborhood assets. (B)

Activity 1:

The Neighborhood Resource Division funded one Neighborhood Matching Grant to the Liberty Park Neighborhood Association for a Neighborhood Cleanup Day, which was held in April 2005. This was a partnership effort between the neighborhood group, the West Medford Community Coalition, the Salvation Army and the City of Medford. . The following items were collected during the one-day event:

- 2 30 yard dumpsters of household garbage
- 15 appliances
- 37 tires

Activity 2:

The McLoughlin Neighborhood organized an alley cleanup on May 14, 2005. Over 54 volunteers participated, cleaning up 6 miles of alleys, removing 4 tons of yard debris and filling 500 potholes with gravel. Two tons of garbage and 11 appliances were removed from the alleys. Graffiti was removed and painted over on 25 pieces of property.

Activity 3:

Two Neighborhood Street Tree Partnerships received neighborhood grants to plant 17 trees each on Palm and on Haven Streets. Trees were also pruned and 2 hazardous trees

removed. Over 45 neighborhood residents worked to plant the trees donating 225 volunteer hours.

Goal 5: To Support Public Service Agencies Providing Safety Net Services.

Strategy 5-1. Continue to provide operating grants to public service agencies serving low-income families, homeless, and persons with special needs.
(A)

The City allocated \$100,000 of its 2004/05 CDBG funds to provide operating grants to four non-profit agencies providing services to low-income residents of Medford. The following chart shows a summary of the number of persons assisted through the City's public service activities using CDBG funds:

Program	# of Persons Served-05
Senior services- food boxes	402
Children's health care services	1462
Child abuse services	332
Health center services	3288
Total Persons Served with CDBG funds	5,484

Activity 1:

The City awarded \$16,400 of its 2004/05 CDBG funds to the Children's Advocacy Center which provides for the coordination of child abuse programs in Medford with 332 children receiving services.

Activity 2:

The City awarded \$38,600 of its 2004/05 CDBG funds to the Community Health Center, which provided low cost medical services to 3,288 people in Medford. The recipients of this service are all income verified by the organization using the Part V definition.

Activity 3:

The City awarded \$35,000 to Kids Health Connection to provide medical and dental services to 1462 children through three elementary schools in West Medford. The children receiving this service are income verified by Kids Health Connection using the Part V definition.

Activity 4:

The City awarded \$10,000 to the Salvation Army to provide food boxes to 402 senior citizens.

Over the past five years, nearly 60,000 Medford residents received services in the form of health services, food boxes, dental care, senior outreach and legal services through the use of Community Development Block Grant Funds in the City. The following table shows the 5 year breakdown of funds and services.

Program	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005
Food boxes	15320	9242	4709	0	0
Children's Health	0	0	0	120	1462
Legal services	447	435	152	0	0
Children's dental services	320	253	117	0	0
Child abuse services	621	553	3	40	332
Health center services	5037	1522	1665	1556	3288
Senior Outreach services	88	65	0	0	0
Meals for seniors/disabled	307	0	0	198	402
Services to homeless	5332	3024	0	0	0
Tenant Based Assistance	25	0	0	0	0
Total Persons Served with CDBG funds	27,497	15,094	6,646	2,074	5,484

Strategy 5-2 Continue to consider grant requests from public service agencies for capital expenses. (A)

During the 2000-2005 Consolidated Plan cycle, CDBG funding was allocated to the Community Health Center allowing this Health Center to purchase its facility. CDBG funding was also allocated to ASANTE Child Development to renovate a facility for use as a child development/preschool site. Funds were used to add a classroom, handicapped accessible bathroom, storage space and playroom

Goal 6: To Upgrade Infrastructure in Low-Income Areas.

Strategy 6-1 Improve 300 feet of unpaved neighborhood streets over the next five years.(A)

The City did not pave any unpaved streets with CDBG funds in 2004/2005. Over the five year period of the Consolidated Plan, no CDBG funds were used to pave unpaved streets. However, the City was able to use Congestion Mitigation Air Quality funds through the state to pave three roads; Elm, Lynn and Gore in a CDBG-eligible census tract.

Strategy 6-2. Improve 1800 feet of oil-mat surface streets to City standards over the next five years. (A)

Activity 1:

No street projects were undertaken using CDBG funds in 2004/2005. The total amount of streets improved in low income neighborhoods over the past five years using CDBG funds was 1,978 feet. Improving these streets helps reduce the PM-10 levels thus reducing air pollution.

Strategy 6-3. Replace hazardous sidewalks in low-income neighborhoods as necessary. (A)

Activity 1:

The City has replaced 1,363 feet of hazardous sidewalk in low-income neighborhoods over the past 5 years. No hazardous sidewalk was replaced using CDBG funds in 2004/05.

Strategy 6-4. Construct 10,000 lineal feet of new sidewalks in low-income neighborhoods where no sidewalks currently exist over the next five years. (A)

Activity 1:

Over the past five years, 7,705 lineal feet of new sidewalks have been constructed. No sidewalk projects were undertaken in 2004/2005 using CDBG funds. However, the second phase of the Union Park/Washington School project constructing sidewalks on Plum and Withington will be completed in September 2005 adding 2,320 lineal feet and bringing the total to 10,025 lineal feet. This project was originally planned to be constructed using HUD dollars but in November 2004, city residents passed a 4.6million dollar bond levy to construct sidewalks around elementary schools throughout the City and this project will be the first to use this bond measure funding. The bond measure funding plus earmarked federal transportation dolls will provide the resources necessary to carry out sidewalk development over the next 3 to 5 years.

Strategy 6.5 Install 20 new streetlights in low-income neighborhoods over the next five years. (A)

Activity 1:

There were two street lights installed on the Summit Street project and four street lights were installed on Prune Street in 2004/2005. The City has installed 20 new streetlights in low-income neighborhoods over the past five years with CDBG funds as well as an additional 5 using other funds on Plum and Withington for a total of 25 street lights or 125% of goal.

Goal 7: To Improve Recreational Facilities in Low-Income Areas.

Strategy 7-1. Improve the Jackson Park Pool entrance and wading pool (A)

It was determined that this was not a qualified activity for CDBG funds as it did not meet the area benefit of more than 51% of those using these facility being income qualified.

Strategy 7-2. Improve the Santo Center grounds to provide a playground for neighborhood children. (A)**Strategy 7-3. Enlarge and provide structural improvements to Jackson Cottage. (A)****Strategy 7-4. Provide playground improvements at Union Park and Washington Park(A)**

The City of Medford allocated \$20,000 of CDBG funding to be used for improvements to Union Park. These funds were used to provide a ten-foot wide bike path (approximately 160 feet long) through the park, as well as a new playground area with a slide, swing set, and new landscaping.

Strategy 7-5. Install a sidewalk on the west side of Union Park. (A)**Activity 1:**

The City completed the first phase of this sidewalk construction project by completing sidewalks on Prune Street which runs up to the Park from Columbus to Plum. The City will use Sidewalk Bond Measure funding to construct new sidewalks, including curb and gutter, storm drains, street lights and street trees on Plum Street from Prune to Dakota which fronts Union Park by September 2005. This is the section that runs directly in front of Union Park.

Goal 8: To Improve the Appearance of Neighborhoods.

Activity 1:

The City's Code Compliance Officers responded to complaints and concerns regarding trash and junk accumulation, substandard housing, abandoned vehicles and graffiti in the City's CDBG eligible neighborhoods in 2004/2005. The City added a second officer and an administrative assistant in 2005 and created a Code Enforcement Division separate from the Neighborhood Resources Division. The Code Enforcement officers concentrated their efforts in areas such as the Liberty Park and McLoughlin Neighborhood where such enforcement together with public or private improvements, rehabilitation and services are being provided to arrest further deterioration of those neighborhoods.

The following table shows the Code Enforcement activity:

YEAR	Total Number of Complaints	Total Number of Follow-ups	Total Number of Complaints Abated	Voluntary Compliance
2002/2003	98	132	71	73%

2003/2004	335	379	308	92.4%
2004/2005	1973	917	1961	99.4%
TOTAL	2,406	2,472	2,340	

Activity 2:

Over the past two years, educational efforts regarding code violations have taken place throughout the City in the form of letters explaining code violations and how to respond, presentations to neighborhood and landlord groups, informational television and radio shows and door hangers distributed in neighborhoods. Over 800 letters were sent to residents in CDBG eligible neighborhoods informing them of possible code violations and explaining how to remedy the violation. Fifteen presentations were made to community groups such as Southern Oregon rental Owners Association, the Hispanic Interagency Committee and the Neighborhood Watch program. Code Enforcement officers spoke at 6 neighborhood meetings and distributed over 500 door hangers explaining code enforcement and livability issues. Approximately 33% of all CDBG eligible residents received education on code violation and compliance since the establishment of the program in 2003.

Strategy 8-1. Install 10 street trees per year in low-income neighborhoods. (A)**Activity 1:**

The City planted two trees as part of the sidewalk construction project on Prune Street from Columbus to Plum using General Fund dollars.

Activity 2:

The City used general funds through its Neighborhood Matching Grant program to fund the planting of 34 street trees in the McLoughlin Neighborhood on Palm, Summit and Haven Streets. These were two separate Neighborhood Street Tree Partnerships involving 45 volunteers planting the trees and investing 225 volunteer hours.

The City has planted 43 street trees in low-income neighborhoods over the past five years using CDBG funds and an additional 36 using general funds for a total of 79 trees or 158% of the goal of 50 trees.

*Goal 9: To Reduce Transportation Costs for Low-Income Residents***Strategy 9-1 Encourage infill development (B)**

The City of Medford continues to allow the creation of accessory dwelling units in single-family residential zones. The purpose of this is to encourage in-fill and provide opportunities for affordable housing in existing neighborhoods.

Strategy 9-2 Encourage mixed use development (B)

The City of Medford has a Vertical Housing Development Zone designation for the downtown area. This designation allows for applications to be filed for Vertical Housing Development Project Certifications. Projects approved and certified will be eligible to receive a 20 percent partial property tax exemption for each floor of residential use above

a floor(s) of commercial use. The partial property tax exemption is limited to not more than 80% of the ad valorem value of the property and improvements. This designation promotes mixed use in areas where it exists such as the downtown. The City is looking at developing another designated area in Liberty Park to promote more mixed use.

The City is also starting work on its development of Transit Oriented Districts(TOD) which will be mixed use areas in various locations throughout the City.

Goal 10: To Reduce Lead-based Paint Hazards.

Strategy 10-1. Arrange training for agencies providing housing rehabilitation to bring their programs into compliance with the new Federal regulations concerning lead-based paint hazards. (A)

Activity 1:

This past year, a tremendous number of trainings were offered by the Oregon Department of Human Services in partnership with ACCESS, Inc, the Public Health Department and the Housing Authority of Jackson County. The Department of Human Services sponsored a Lead Safe Work Practices Training session on March 4, 2005 in Medford. Seventeen persons attended this all day training. The State of Oregon also offered a one week Inspector/Risk Assessor certification training which was attended by 29 persons. A two day worked lead certification training was attended by 9 persons. Another 40 to 50 contractors attended the Masimax training at the Housing Authority of Jackson County. The Oregon Remodelers Association conducted a Lead Safe Work Practices training as well. Twelve County Environmental Health Specialist and CD nurses attended an Elevated Blood Lead Level Investigation training.

Activity 2:

The City of Medford keeps a list of all certified lead-based paint risk assessors and inspectors in Southern Oregon on file.

Activity 3:

A coalition of agencies and organizations came together to offer a public awareness campaign on lead poisoning. Over 60 persons attended a Lead Poisoning Awareness Presentation sponsored by the State Department of Human Services. The State ran a series of newspaper ads on lead poisoning on October 22 and 24, 2004. They also sponsored a banner in the downtown promoting National Lead Poisoning Prevention Week. City Council issued a proclamation for Lead Poisoning Week and Trick or Treat bags with lead safe information was distributed at several of the City's elementary schools.

Activity 4:

CDBG Subrecipient Kids Health Connection was brought together with the State's Lead Based Paint Program to offer lead based testing and training for children attending three elementary schools in West Medford.

HOMELESSNESS

Goal 11: To Support Homeless Prevention Services.

Strategy 11-1. Provide assistance to non-profit organizations that assist the homeless and help prevent homelessness. (A)

There were no CDBG funds expended during program year 2004/2005 to nonprofits to directly assist the homeless. The City used general fund dollars to support Hope House Emergency Shelter and for other programs to assist the homeless and prevent homelessness. The City is an active participant on the Homeless Task Force, the Jackson County Continuum of Care group.

Activity 1:

As the Community Action Agency of Jackson County, Oregon, ACCESS, Inc. offers rental subsidy programs and refundable security deposit assistance through various funds including the State's HOME program that all help to prevent homelessness. During the 2004/2005 program year, 339 households received assistance with security deposits, 35 individuals received emergency assistance, and 38 households received rental/mortgage stabilization assistance in the City of Medford.

Additional Activities:

Presently, Medford is served by several non-profit organizations which provide for the emergency shelter needs of homeless adults, yet the need continues to grow. Both the Salvation Army and St. Vincent de Paul are in the midst of capitol campaigns to expand their shelter facilities. The Salvation Army wants to be able to serve more families and St. Vincent de Paul is adding a women's dormitory. There continues to be an identified need throughout the City for transitional housing and services for various populations who may be threatened with becoming homeless. Populations with particular needs include the elderly, victims of domestic violence, single women with children and youth.

ACCESS offers rental subsidy programs with priority given to the elderly, persons with disabilities, and households paying more than 50% of their gross income toward housing costs. ACCESS also provides a Senior/Disabled Outreach program, which receives City general funds, to address the issues of this population in meeting their basic daily survival needs. By coordinating closely with Senior and Disabled Services, which is another program funded with City general fund dollars, as well as with local hospitals, and other agencies working with seniors and persons with disabilities, ACCESS Outreach Coordinators are able to provide information and resources to assist this population in remaining safe and secure in their own homes, as well as providing options to other living situations. In 2004/2005, ACCESS was able to provide rental subsidy assistance to 6 elderly/disabled households.

The Housing Authority of Jackson County coordinates the Family Self Sufficiency program, which is a voluntary program for those who receive the Housing Authority's

rental assistance. The program strives to break the welfare cycle and move recipients from welfare to work, ultimately promoting self-sufficiency and preventing homelessness.

In addition to Interfaith Care Community, Community Works, the Housing Authority, and ACCESS Inc.'s programs for the homeless, the Salvation Army, Medford Gospel Mission, Saint Vincent De Paul, Rogue Valley Addictions Recovery Center, and Jackson County Mental Health provide shelter and services for the homeless.

PERSONS WITH SPECIAL NEEDS

Goal: 12 To Increase the Supply of Transitional Housing for Persons with Special Needs.

The City expended its CDBG dollars to serve special needs persons by providing funding to the following housing projects:

Project Name	Type of Project	# of Special Needs Persons Served
Christian's Place (rehabbed by RVCDC for using CDBG funds)	Transitional housing	4 disabled persons

Strategy 12-1. Encourage development of transitional housing by non-profits. (B)

Transitional housing continues to be a need. Interfaith Care Community operates three transitional housing units in Medford. They include the following:

- Zion House in partnership with Zion Lutheran Church serving single men, including veterans
- Paul's House in partnership with the Veteran's Administration serving single male veterans
- Christian's House serving veteran women and their children

One more house is in the planning stage for Medford to serve 10 veterans including one family.

All those who participate in ICC's transitional living programs are required to take the Second Chance Rental Classes offered by DASIL.

The Salvation Army has 43 transitional housing beds at Hope House and has expansion plans for 8 new family housing units to be built by 2007. Each family housing unit will have an average occupancy of 3, so 24 new beds will be added.

ACCESS, Inc operates Wyatt House, which has five adult beds for persons with mental disabilities. They completed a second house on Ross Lane. Cottonwood, in Medford in Spring 2005 which has nine beds for emergency shelter housing for individuals with mental disabilities.

St. Vincent de Paul is in the process of expanding its shelter facility doubling its capacity to serve 44 persons.

Goal 13: To Increase the Supply of Supportive Housing.

Strategy 13-1. Encourage housing development organizations and social service organizations to continue to develop supportive housing for low-income special needs populations. (A)

Project Name	Type of Project	# of Special Needs Persons Served
Lions Cottage	Permanent supportive housing	4
Emergency Home Repair (HAJC)	Emergency Repairs	4 (2002/2003) 2 (2003/2004)
Catalpa Shade	Permanent supportive housing	22
Woodrow Pines	Permanent supportive housing	8 (lease up to begin in Fall 2005)
Sky View Plaza	Permanent supportive Housing	48 (to be completed in Spring 2006)
Lithia Place	Permanent supportive housing	15 (to be completed in Spring 2006)

Activity 1:

The City allocated CDBG funds to the Living On Track Project offering permanent supportive housing and low income housing to 63 persons. This project is due to be completed in Spring of 2006.

Activity 2:

The Housing Authority of Jackson County offers 150 mainstream vouchers to disabled persons seeking housing assistance. All 150 vouchers were used during the past year.

Over the past five years, 26 units of permanent supportive housing was developed using City CDBG funds. An additional 63 units will soon be added to that amount for a total of 89 units.

Goal 14: To Provide Supportive Services for the Elderly and Disabled.

Strategy 14-1. Encourage non-profits to develop supportive housing for low and moderate income elderly. (B)

The City awarded Southern Oregon Lions Club in conjunction with ACCESS, Inc. \$35,000 in CDBG funds for the 2000/01 fiscal year to purchase a vacant parcel of land to be used for the construction of a fourplex for elderly and persons with disabilities. A parcel of land on Holly Street was purchased for this purpose in October 2000. The facility was completed in 2001/02.

Strategy 14-2 Assist social service organizations which are providing supportive services to the elderly and disabled. (A)

In the 2004/2005 program year, the City allocated \$10,000 to the Salvation Army to provide food boxes to 402 senior citizens. During this 5 year period, CDBG funding also went to provide senior outreach services as well as meals for seniors and disabled persons.

Goal 15: To Provide Preschool Opportunities and Facilities for Children with Special Needs

Strategy 15-1. Support agencies providing preschool opportunities and facilities for children with special needs.

The City awarded \$95,000 of its 2000/01 CDBG grant to Asante Child Development Services to help pay for the renovation of the old Credit Union on Stewart Avenue for a Child development/pre-school site. These funds were used to provide an extra classroom, handicapped accessible bathroom, storage space, and a play room at the facility. This facility provides child development services for 80 to 100 families annually.

COORDINATION

Goal 16: To Provide Institutional Structure and Intergovernmental Cooperation.

Strategy 16-1. The City will consider creating a Housing and Community Development Commission. (A)

Activity 1:

A Housing Commission was established by the City Council in August 2002 and nine members were appointed in December 2002. The Commission serves in an advisory capacity to Council on issues related to affordable housing in the City of Medford. In the past program year, its function was increased to include an advisory role in regards to the City's CDBG Entitlement. The Commission is now known as the Housing and Community Development Commission. The Commission worked closely with City staff and a consultant to develop the new 2005-2009 Consolidated Plan.

Strategy 16-2. The City will consider providing additional Housing and Community Development staff. (A)

Activity 1:

The Neighborhood Resource Division of the City Manager's Office is responsible for housing and community development activities within the City. Its staff includes the Neighborhood Resource Coordinator who is responsible for the overall management of the division and a Grants Specialist, who is responsible for administration of CDBG. It used to include Code Compliance but a new division, Code Enforcement, has been established over the past year. The division includes two code enforcement officers and an administrative assistant.

ANTI-POVERTY

Goal 17: To Reduce the Number of People Living in Poverty in the City of Medford.

Strategy 17-1. To create and retain family wage jobs. (C)**Activity 1:**

The City's Economic Development Coordinator is working to implement the City Council's Economic Development Strategy with a focus on family wage jobs. In partnership with other state and local business development organizations, the City has been involved in the creation and retention of 300 to 400 jobs over the past year. Amy's Kitchen has recently relocated part of its processing plant to the Medford area and will initially employ 150 persons by Fall of 2006.

Strategy 17-2. To provide educational opportunities to low income persons. (C)

Educational opportunities for low income persons are provided at a relatively low cost through Rogue Community College which has a branch campus in Medford. The Job Council also offers low cost or free training and educational workshops for those persons seeking employment.

Strategy 17-3. To provide affordable and flexible child care opportunities. (B)

Child care remains a challenge for low income families. Several new centers have been established but the need remains high. No CDBG funds were expended on this strategy over the five year period other than to assist Asante with the development of their childcare facility.

II. Affirmatively Further Fair Housing

The Seattle Office of the Fair Housing Commission reported on one case of discrimination related to disability during 2004/2005.

The Fair Housing Council of Oregon received 5 complaints from residents within the City of Medford, all related to discrimination related to the protected class of disability. Four tests were performed and all are pending evaluation to determine if they will support the allegations. All complaints were in rental housing and four were related to design and construction issues and one was on disparate terms and conditions of rental.

The City of Medford updated its *Analysis of Impediments to Fair Housing*. The new document was completed in October 2004.

The City of Medford continues to educate its citizens on fair housing law through a variety of venues. An hour-long television show on the community access channel was taped in 2003 focusing on Fair Housing issues. It continues to air on the community television station.

The Consumer Credit Counseling Service of Southern Oregon offers counseling to its clientele on fair housing issues. Counselors review with clients the protections various laws and regulations provide the consumer. This includes Fair Debt Collections Practices Act, Fair Credit billing, Fair Credit Reporting, and Fair Lending. 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 \$33,140 of general fund dollars for the 2004/05 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.** The City of Medford has Fair Housing posters posted throughout City Hall and has Fair Housing brochures in all of the City's brochure racks as well as in the Jackson County Library's racks. 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 Require Education Credits this past year.
2. **Continue to support actions to increase the availability of affordable housing.** The City of Medford has established a Housing and Community Development Commission to explore and develop strategies to increase affordable housing. A recent committee of this entity, The Regulatory Barriers Committee, is investigating the removal of regulatory barriers to affordable housing in the City. 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. This past year, the City of Medford helped to sponsor the Fair Housing Council's one day conference on residential segregation in Oregon.
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 Predatory Lending Roundtable, which was held April

14, 2003. Predatory lending has become an increasing problem in the area with the increasing number of senior citizens and Hispanics who are both highly vulnerable populations. Twenty persons representing conventional and sub-prime lenders, real estate brokers, ACCESS, Housing Authority, Center for Nonprofit Legal Services, AARP, Senior Protective Services, USDA Rural Development and the West Medford Community Coalition participated. Forum participants learned about various predatory practices and shared experiences. They then developed strategies to address the problem, which focused primarily on education. The City of Medford plans to support the continued work of this roundtable in the next couple of years.

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 Housing Choice vouchers and manages public housing units for low-income residents. The Housing Authority will continue to apply to HUD for additional Housing Choice vouchers and certificates to decrease the long waiting list of families desiring rental assistance as it has in previous years. 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 18 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	7	0	6	0	5	0
Housing Authority's Royal Apartments	0	26	0	35	0	25
Rogue Valley Community Development Corporation	0	0	1	0	0	0

Southern Oregon Housing Resource Center

The Southern Oregon Housing Resource Center served nearly 500 Medford residents who contacted the center for general housing counseling and assistance. The Housing Resource Center reported that 36 persons received mortgage delinquency /foreclosure prevention counseling, 56 received counseling in home equity borrowing/refinancing and

207 persons received some form of rental housing assistance. Another 159 Medford clients received pre-purchase/long term counseling assistance and 12 persons received homeless counseling.

The following chart shows the progress since 2000 in affordable housing development:

Project Name	# of Units Developed	Type of housing	Year completed	Income level
Lions Cottage (ACCESS)	4	Disabled/elderly apartments	2002	50% median income
Four Oaks (ACCESS)	7	Low income apartments	2000	50% median income
Habitat for Humanity	2	Single family housing for low income	2001 and 2002	30% median income
Stevens Place (On Track)	50	Low income apts.-24 set aside for families unable to meet tenancy requirements under normal criteria	2000	50% median income
RVDCD	10	Single family housing for low income homeownership	Between 1999 and 2005	80% median income
HJLC-Lilac Meadow	42 40	Low income apartments; Farmworker housing	2003/2004	50% of median income and below
TOTAL	154 units			

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 37 member organizations and agencies. In 1989, the CSC started the Homelessness & Housing Project to address issues facing homeless citizens and in 1990 held an affordable housing community forum. As a result of the community forum, a plan was designed to coordinate efforts addressing on-going issues of homelessness. This group developed an Annual Homeless Survey to collect homeless data. The HTF continues to use that tool to collect data today. In 1995, the strategic plan of Senior Disability Services (SDS) of Rogue Valley Council of Governments (RVCOG) identified accessible, affordable housing for people with disabilities as the number one priority. As a result, the Accessible Affordable Housing Work Group was formed to address the issue in 1996. The group began efforts to create permanent housing for very low-income people with disabilities in Medford and surrounding areas. A community-wide survey of people with disabilities, carried out in 1999, identified housing needs and

preferences for the population. In 2001, the Homelessness & Housing Project combined with the Accessible Affordable Housing Workgroup to form the Jackson County Homeless Task Force (HTF). As the lead entity supporting the primary CoC planning group, 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. 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. ACCESS utilizes an ongoing community driven planning process for identifying and prioritizing needs and services within the region. This approach includes attending local and statewide community-based meetings, surveying clients (including homeless persons, low-income families with children, seniors, individuals, and the disabled), utilizing comprehensive needs assessments, the local Comprehensive Housing Affordability Strategy (CHAS), focus group discussions, partnering with other local service providers, and developing a service delivery plan. These community-planning processes are used to identify client needs and to develop a continuum of services to address the needs of homeless, low-income families, seniors, individuals, and persons with disabilities

The primary planning group for the Jackson County CoC is The Jackson County Homeless Task Force; The HTF is comprised of 29 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 our findings received broad media coverage as a result of an incident involving homeless individuals and helped the community understand the magnitude of issues the homeless face on a daily basis. Additionally in 2005, the HTF commissioned a photo exhibit, "Portraits of Disconnection", to highlight homeless people in our area and dissolve some of the stereotypes and myths. The exhibit opened in the premier "Rogue Gallery" in April 2005 and continues to be displayed in various locations around the county and most recently at the Jackson County Poverty Summit which was attended by more than 150 community members and leaders.

The Homeless Task Force, through its Accessible Affordable Housing Sub-Committee brought in Wyman Winston, Deputy Executive Director of the Portland Development Commission. He spoke at a strategy workshop with agencies and individuals involved with affordable housing and issues around homeless populations. He talked about Portland's ten year plan to end chronic homelessness. He also spoke to governmental officials and community leaders on the importance of planning for affordable housing for vulnerable families in your community.

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. As part of the development of the SRO project the AAH held a large stakeholders meeting of human service agencies, housing providers, government leaders, homeless representatives, and neighbors. A second meeting was held with elected officials.

3) The Homeless Youth Sub-Committee focuses primarily on living situation with homeless youth and their families and unaccompanied homeless youth. This year the Committee conducted the McKinney-Vento and Community Education Symposium. Many homeless youth advocates from the southern Oregon region attended to learn how schools and social service agencies can serve homeless youth more efficiently and effectively. The Homeless Youth Sub-Committee serves as a multidisciplinary team that meets on a regular basis to staff individual cases. 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. ACCESS utilizes an ongoing community driven planning process for identifying and prioritizing needs and services within the region. This approach includes attending local and statewide community-based meetings, surveying clients (including homeless persons, low-income families with children, seniors, individuals, and the disabled), utilizing comprehensive needs assessments, the local Comprehensive Housing Affordability Strategy (CHAS), focus group discussions, partnering with other local service providers, and developing a service delivery plan. These community-planning processes are used to identify client needs and to develop a continuum of services to address the needs of homeless, low-income families, seniors, individuals, and persons with disabilities

Chronic Homelessness Strategy/Goals

1. Past Performance:

During the past year, the members of the Jackson County Continuum of Care accomplished many steps from its previous plan to end chronic homelessness and updated its plan for the future.

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

Homeless Task Force Goals 1, 2 & 3: to conduct an Annual Homeless Count, Homeless Survey and Gaps Analysis to establish a baseline of homeless individuals.

- All three were accomplished in January, 2005.

Emergency Shelter/Transitional Housing Subcommittee Goal 1: Increase the number of residential alcohol and drug treatment beds available to the homeless:

- No action.

Emergency Shelter/Transitional Housing Subcommittee Goal 2: Create more transitional houses for special populations:

- Connecting Point Ministries opened an additional five-bed facility, called My Mama's House, which shelters one family and five singles.

Emergency Shelter/Transitional Housing Subcommittee Goal 3: Create a non-profit campground. This has been a goal in our community for years, but unsuccessful with Jackson County Commissioners.

- The Ashland Housing Alliance (AHA) has been formed. It has picked up call for the creation of the campground with the Ashland Housing Commission and Ashland City Council. It is building on the previous work of the Rogue Valley Community Development Corporation (RVCDC).

Homeless Veterans Subcommittee Goal 1: to promote the Homeless Veterans Outreach Program at the VA Domiciliary in White City. Veterans make up a large portion of the

chronically homeless in our area due to the fact that we have a large regional VA medical clinic and treatment center in our area. When individuals are discharged they often stay in our community, rather than returning to their home towns.

- The Facility reorganized into the VA Southern Oregon Rehabilitation Center and Clinic and down-sized. The Homeless Veterans Outreach Program was eliminated in the past year. There are 50 VASH beds dedicated to homeless veterans at the facility, however.

Homeless Veterans Subcommittee Goal 2: Pursue VA Homeless Veterans Provider Grants Per Diem funding opportunity.

- Two organizations: Interfaith Care Community of Medford (ICCM) and The Salvation Army were granted 10 beds each in the Per Diem program. Both serve single male veterans in recovery and veterans with mental health diagnosis. In addition, ICCM serves women veterans (including women with children).

Homeless Youth Subcommittee Goal 1: Continue transitional living services to homeless youth. Community Works' Transitional Living Program, HART (Homeless and Runaway Teens) is the only housing program in our area for homeless teens. Although funding from one traditional source has been discontinued, the program has continued at a reduced level.

- HART Program will be renewing its McKinney Vento funding with this application.

Homeless Youth Subcommittee Goal 2: Create additional resources for homeless youth under 16 years of age who are too young to receive transitional living services. Currently there are no resources for that age group.

- No action taken.

Homeless Youth Subcommittee Goal 3: Create a Teen Drop-in Center in Medford.

- Services are currently provided to homeless youth at a drop-in center operated by Community Works. It is currently open to teens from 11 to 22 years of age, two hours a day, five days a week. However our community lost street outreach services due to funding cuts.

Accessible Affordable Housing Subcommittee Goals 1: To maintain Renters Training Course for the general homeless population and people at risk of losing their housing.

- The Second Chance Renters Rehabilitation Classes continue to be successful and to be funded through McKinney Vento and local funds. People with poor tenant histories are able to access housing.

Accessible Affordable Housing Subcommittee Goals 2: Rental assistance, case management services and housing advocacy continue homeless people with disabilities. Increase access to permanent housing for homeless people with disabilities. Although the trend in our area is for rents to increase, thus reducing access to affordable housing for people on fixed low or no incomes, several projects have been working to counter the trend.

- The Home At Last permanent supportive housing project for homeless people with disabilities is renewing through the current application. It serves up to 50 single individuals with disabilities and families with at least one disabled adult a year. By working with landlords through the Second Chance Renters Rehabilitation program, additional affordable housing has been made available because of the rent guarantee. 13 chronically homeless people obtained rental subsidy for permanent housing and

received supportive services while they stabilized their income and waited to receive housing choice vouchers or other long term subsidized housing assistance.

- ACCESS, Inc. has built and maintains several projects for people with serious mental illness and physical disabilities. Woodrow Pines, a ten-unit project for people with disabilities is under construction and will open in September, 2005
- OnTrack and Living Opportunities are building a joint scattered site project with 63 units of affordable housing. The primary populations served will be individuals and families with special needs, including homeless people with disabilities.
- The Homeless Task Force has begun a community process to create more permanent supportive housing in the form of Single Room Occupancy units in Medford. Currently there are none in Jackson County. These very affordable units with services are key to reducing chronic homelessness. The first activity was a Stakeholders Meeting held in April of this year, to discuss the need for more very low cost rentals and potential solutions. Stakeholders included social service agencies, non-profit housing providers, a private developer, law enforcement, housing commission members, and interested community members.

Core Work Group Goal 1: Strengthen the Continuum of Care by maximizing current funding and finding new sources of funding.

- This is an ongoing process. This year Homeless Task Force members collaborated in writing the application for the VA Grant Per Diem funds, a new source for our area, for Interfaith Care Community and the Salvation Army.

Core Work Group Goal 2: Address Economic Discrimination in Property Management.

- The Oregon Fair Housing Council held a training in Fair Housing in Medford in January, 2005. New testers were enlisted to identify discriminatory practices.
- Center for Non-profit Legal Services responds to Fair Housing complaints on an ongoing basis. It also trains tenants to recognize unfair practices in one of the Second Chance Renters Rehabilitation segments.

Core Work Group Goal 3: Create public awareness of issues of homelessness. Public perception of who the homeless are and the causes of homeless is a constant barrier to work on chronic homelessness.

- The HTF sponsored a public awareness campaign, promoting the results of our recent Homeless Count and Homeless survey, dispelling stereotypes of the homeless area.
- The HTF commissioned a low-income client of the housing authority to photograph the homeless in Jackson County. The exhibit, called "*Portraits of Disconnection*," was unveiled at a local gallery and has been displayed in three other locations since then. The project was funded through a variety of local sources and is available for display by any community service agency.
- As an adjunct to the Stakeholders Meeting, the HTF sponsored a presentation for governmental planners and decision-makers to build their awareness to the need. Both meetings were led by the Assistant Executive Director of the Portland (Oregon) Development Commission.
- The HTF responded to a community situation: In early 2005, in response to a crime, Medford Police and Jackson County Sheriff's Deputies made a social and political statement about chronic homelessness by a publicized "Sweep of the Greenway," removing all homeless people living in park and the brush along the creek which flows through town. The majority of the long-term dwellers along the creek are

chronically homeless and known to the police. Because no services were offered at the time of the sweep, the homeless just moved to other areas in town. There was considerable public outcry against the homeless even though the perpetrator of the crime, himself, was not homeless. HTF members were interviewed on television, by the local newspaper and wrote letters to the editor in response, discussing myths and stereotypes and the need for more shelter beds and affordable housing.

- HTF members went with police on an early-morning outing along the greenway to distribute information about services to the homeless who live there.
- As a consequence of our early-morning intervention, the Director of Health and Human Services for the County has agreed to fund a street outreach person with Mental Health dollars. We have not have a street outreach person in our area for the last year, due to changes in priority for the VA facility in our area, which had provided and outreach person for at least 15 years.

Core Work Group Goal 4: Establish a Community Information Center to Alert Homeless Individuals to Resources; Distribute information to homeless persons. This was requested by homeless individuals who participated on the Homeless Task Force.

- No physical Information Center has been established, yet. However, St. Vincent de Paul is planning to incorporate the “Urban Rest Stop” concept into the facility it is developing. It will include an Information Center.
- A wallet-size resource card listing local agencies and services has been distributed through a variety of venues to homeless individuals and law enforcement.

REMAINING OBSTACLES TO ACHIEVING THIS GOAL:

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 24 months.

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 issues based on the 2005 Homeless Survey.

9. Domestic Violence :

Domestic violence contributed to the homelessness of 63 women in Jackson counted in the 2005 survey.

10. Poor Credit Histories :

Twenty nine homeless people surveyed in the 2005 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.

Changes in total number of chronic homeless persons. The numbers of chronically homeless persons in Jackson County has remained relatively the same. Under the "beds chart" the number remains identical because the chart reflects number off the same APR for both years because of the timing of the grant relative to the closing of the program year.

Individuals Chart

Number of Chronic Homeless Individuals	
	Point in time count
2004	127
2005	133

Beds Chart

Number of permanent beds for house the chronically homeless			
	Permanent beds as of Jan	Permanent beds Net Change	End of Year TOTAL
2004	18	0	18
2005	18	0	18

Current Chronic Homelessness Strategy

We have streamlined our Plan to End Chronic Homelessness. It consists of strengthening services and housing availability all along the continuum. Our current strategy to reduce the number of chronically homeless in our area includes the creation of a street outreach position, increasing shelter capacity by developing a non-profit campground with supportive services, increasing the number of substance abuse treatment beds, increasing the options for permanent supportive housing for persons with disabilities, beginning the

steps to create some non-profit SRO units in our area and encouraging the building of very affordable units by private developers.

Goal 1: Establish Baseline Figures for Chronically Homeless. Refine data collection process, focus on chronically homeless.

Goal 2: Complete County-wide Affordable Housing Needs Assessment and Housing Inventory. We have not done a thorough inventory of what is affordable to people of all economic levels, including the chronically homeless, for many years.

Goal 3: Enhance Street Outreach for the Chronically Homeless. Currently no program in our area has doing a person dedicated to street outreach. The person who filled this role for years was reassigned by the VA. It is important that we do better job at reaching the homeless where they spend the night and hang out during the day. In addition to providing outreach and referral to appropriate services, a street outreach person would enhance the breadth of our annual homeless count. This individual would work in partnership with law enforcement and non-profit and public service providers. In response to recent community outcry about the presence of homeless people in areas along the creek running through Medford and in proximity to parks and walkways, the Director of Health and Human Services has committed some mental health funds for that position.

Goal 4: Create “Urban Rest Stop” --a day center for the homeless so they can begin to stabilize, find work, access resources, and get other assistance. One agency, St. Vincent de Paul is planning to incorporate this concept into its shelter expansion project.

Goal 5: Support the Development of a Non-profit Campground. Current emergency shelter beds are limited in number and restricted in access. The homeless camp in parks and under bridges. In general the community finds this arrangement unacceptable. A supervised camp ground with facilities would resolve some of the issues of concern. Many of the mentally ill chronically homeless individuals prefer the camping option. A supervised camp ground would provide safety for the homeless people and increased peace of mind for the community. A centralized camping location would create an opportunity for outreach and sharing of resources.

Goal 6: Increase the Number of Treatment Beds for Substance Abuse and Mental Illness. Addiction and severe Mental Illness are primary contributors to chronic homelessness. There are few treatment beds available to the homeless because the Oregon Health Plan (Oregon’s Medicaid acute health plan) funds for treatment have been severely cut in the last few years. The Homeless Task Force will work with the addictions treatment agencies to find alternative funding sources. Every agency—public or private—that works with the homeless has an interest in seeing treatment services enhanced. In our area, Methamphetamine abuse is at crisis stage. Even with limited Medicaid dollars, state agencies which serve abused and neglected children, families on welfare and seniors and people with disabilities may be willing to work for some creative solutions.

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. A further feasibility for a specific type of project will have to be done in conjunction with the Housing Needs Assessment. Community partners will be identified, a project proposed and steps taken to plan purchase and construction or remodeling. Agency members of the Continuum will

secure funding through McKinney Vento, State and other sources to develop permanent housing. Other strategies will continue to be implemented to make current housing available to the chronically homeless, such as rental subsidy, renters training, a rental guarantee fund for graduates of the training and advocacy with landlords.

Chronic Homelessness Strategy/Goals Chart

Goal: End Chronic Homelessness	Action Steps	Responsible Person/Organization	Target Dates
Goal 1: Establish Baseline Figures for Chronically Homeless.	a. Refine Homeless Data Collection Process: ONSC, Homeless Count, Surveys	David Christian, Chair HTF Jackson County Jurisdiction	January 2006
	b. Analyze Counts and Surveys	Ed Angeletti, ACCESS	March 2006
Goal 2: Complete County-wide Affordable Housing Needs Assessment and Housing Inventory.	a. Seek & secure funding b. Hire Consultant c. Publicize Results d. Conduct follow-up meetings to set strategies	David Christian, Chair David Christian David Christian David Christian HTF Core Group	June 2006
Goal 3: Enhance Street Outreach for the Chronically Homeless:	a. Develop strategy and explore funding alternatives for creating an outreach position.	David Christian HTF, Jackson County Mental Health, Interfaith Care Community	January 2006
	b. Implement steps partnering with local law enforcement and governments.	David Christian	
	c. Visit local homeless camps.	David Christian	
Goal 4: Create "Urban Rest Stop"	a. Research other option/feasibility of Urban Rest stop.	St. Vincent de Paul, David Moosman	September 2006
Goal 5: Support the Development of a Non-profit Campground	a. Research development of Non-profit Campground. b. conduct feasibility study c. Find land c. Enlist lead agency(ies) d. Provide Interagency Support.	Taylor Kohn Ashland Housing Alliance, Ashland Housing Commission, HTF Core Group	January 2007
Goal 6: Increase the Number of Treatment Beds for Substance Abuse and Mental Illness.	a. Research alternative sources of funding. b. Apply for grants cooperatively	Shirley Wilkes, OnTrack	January 2007
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.	a. Conduct Feasibility study in conjunction with Housing Needs Assessment. b. Identify lead agency and potential community partners who can provide services. c. Cooperatively work with existing landlords and developers d. Pursue HUD grants and other financial resources. e. Purchase property. f. Develop Permanent Supportive housing: build or remodel.	Connie Saldana HTF, Accessible Affordable Housing Subcommittee	June 2006 for Study January 2011 to develop units.

Other Homeless Goals Chart

Goals: Other Homeless	Action Steps	Responsible Person/Organization	Target Dates
Goal 1: Create Emergency Transitional Shelter for Unaccompanied Youth, Ages 11-18	a. Conduct feasibility study. b. Identify lead agency and community partners. c. Develop action plan and time line.	HTF, Homeless Youth Subcommittee Patrick Christensen, Community Works	January, 2006 for plan January 2007 for development.
Goal 2: Increase preventive services for youth & families at risk of homelessness	a. Increase rental subsidy programs. b. Enhance case management and support through self-sufficiency programs. c. Increase community awareness of Second Chance Renters Rehabilitation program	HTF, Homeless Youth Subcommittee, Patrick Christensen, Community Works	January 2007
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. Ongoing display of "Portraits of Disconnection" photograph exhibit in public locations and in view of public officials. b. Hold media events. c. Use letters to the editor as educational tools.	Christie VanAken, HAJC	January 2007
Goal 4: Work with Other Housing Interests to Plan and Implement a Regional "Workforce Housing Conference."	a. Highlight the need for a focus on affordable housing for all working people in our area. b. Provide an opportunity for private and non-profit housing developer, elected officials and government planners, bankers and other funders and other diverse aspects of our community to meet each other and hold an important discussion. c. Discuss options for tools to increase the supply of affordable workforce housing, develop appropriate tools for our area.	Connie Saldana Rogue Valley Council of Governments takes lead in planning.	Hold conference by early 2006
Goal 5: Maintain a Community Focus on the Need for Handicap Accessible Housing	a. Educate builders about increased need as aging and disabled population increases. b. Monitor compliance with ADA requirements as new developments are built. c. Encourage volunteer ramp construction and home modification programs.	Connie Saldana HTF, Accessible Affordable Housing Subcommittee	January 2007

V. Other Actions

1. Actions to address obstacles to serving the underserved – The primary obstacle to serving the underserved remains a lack of funding availability. In 2004/05, the eligible requests for CDBG funds exceeded the amount available for capital improvements by \$202,118. Requests for operating grants during the 2004/05 program year totaled \$671,508 and only \$100,000 was available from CDBG funds. In order to fill that need the City added \$307,790 in general fund money to that which was available for serving underserved needs. The amount requested still exceeded the amount available by \$263,718.

Some actions taken to serve the underserved needs of the City included providing for the needs of abused and low-income children. During the 2004/05 program year, the City provided funding to the Child Abuse Task Force, which provides 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 Salvation Army for food boxes for low- income senior citizens and to the Community Health Center which provides medical care to low-income households.

2. Foster and maintain affordable housing - The City of Medford provided funds to the Housing Authority of Jackson County to rehabilitate 86 units of low income rental units. If this funding had not been available, the Housing Authority was considering the sale of the Royal Apartments and the units might have no longer been affordable. The City of Medford also provided funds to the Housing Authority of Jackson County (HAJC) to fund their 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 2004/05, the City provided \$307,790 in operating grants from the general fund, and \$100,000 in operating grants from the Community Development Block Grant fund. This

provided a total of \$407,790 in operating grants to 18 agencies 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. They are operating a Family Self-Sufficiency Program. As part of this, households are given incentives to try to gain self-sufficiency and are expected to try by the end of their contract period to be off of all public assistance. 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. Lead-based paint hazards – During the 2004/05 program years, the City continued to monitor sub-recipients for compliance with lead-based paint regulations. The Housing Authority of Jackson County offered a special lead safe practices training for the contractors working on the rehabilitation of the Royal Apartments.

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 sub-recipients. 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 2004/05 CDBG sub-recipients. The purpose of this risk assessment was to identify which sub-recipients will require comprehensive monitoring during the program year. The risk assessment uses the following criteria **to identify high-risk** sub-recipients that will require comprehensive monitoring:

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

This year, monitoring involved numerous telephone conversations and working with subrecipients throughout year. The City has plans to visit each site every two years and to monitor new projects annually. There were no new subrecipient projects in the 2004/2005 program 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 2004/05, the City used \$307,790 from the general fund to leverage \$100,000 in operating grants from the Community Development Block Grant (CDBG) fund. Combined, these funds were used to supply \$407,790 in operating grants to 18 agencies providing health and human services to low-income households and persons in the City.

The Housing and Community Development Commission is asking the City Council to consider adopting a similar leveraging mechanism to assist in the development of affordable housing. They would like to see the creation of an Affordable Housing Opportunity Fund to assist nonprofit housing developers.

VII. Citizen Comments

Notice of a 15-day public comment period was published for the Consolidated Annual Performance and Evaluation Report (CAPER) in September 2005. There were no comments.

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.

Performance Measurement System

The City of Medford has used a performance measurement system with its Public Service subrecipients for the past four years. Each subrecipient is required to complete a logic model with their grant application. They are required to report on their target outputs, actual outputs and percentage level of attainment of their outcomes. We are continuing to work closely with our subrecipients to monitor their progress meeting their overall goals.

The City of Medford has developed a similar performance measurement system for our Code Compliance program to evaluate both the educational component and the response to violations.

Timeliness

The City of Medford's timeliness standard was 1.09 times the FY 2004 grant of \$739,000. During program year 2004/05, most of the City's CDBG projects were on schedule.

Barriers

Another barrier to the program's efficiency involved the annual decision making process on the entitlement dollars. A Grants Subcommittee would meet a total of four times during the spring to review the applications and projects and then would make recommendations to the Budget Committee which made its recommendations to City Council. The Grant Subcommittee was not an ongoing committee, but met only in the spring of each year to determine the grants funding. Also the make-up of the subcommittee, which included 3 citizens and 3 City Council members changed annually. This process was changed in 2003/2004 when the City expanded the role of the Housing and Community Development Commission to serve in this capacity. This provides for the involvement of 9 citizens in the decision-making process. The Commission meets monthly all year round and is better able to respond to issues that require citizen input throughout the year. This has worked very well over the past two years effectively removing this barrier.

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 is participating in a 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 subrecipient requests payment from CDBG, the subrecipient 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 subrecipient's records and the City's records agree.

During the 2004/05 program year, 17.60% of the City's entitlement was expended for administration. The City expended 10.47% 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 2004/05 addressed a number of the high priority needs outlined in the *Consolidated Plan*. A high priority need was addressed both through public service dollars of \$38,600 for operating expenses for the Community Health Center. Over the past five years, the Community Health Center has been able to meet the medical needs of 13,068 persons with 36 % of those being served representing minority populations. Also, Kids Health Connection used \$35,000 of CDBG funds to assist 1,462 children with health related concerns.

Another high priority area as outlined in the Plan that was addressed in 2004/2005 was senior services. The Salvation Army received \$10,000 in CDBG funds to provide 402 seniors with food boxes.

Street and Sidewalk improvements are both rated high in the *Consolidated Plan*. At this time, the City has completed 7,705 of the 10,000 lineal feet of new sidewalk construction targeted or 77% of the total goal. It has completed 1,978 feet of oil mat surface streets out of the goal of 1800 feet or 110% of the goal.

The City has installed 20 new streetlights in low- income neighborhoods over the past five years with a goal of 20 streetlights over the five -year period. It has planted 43 street trees in a five- year period out of a goal of 10 street trees per year for the five- year period.

The Housing Authority of Jackson County used CDBG funds during the 2004/05 program year to repair 18 households, which increased the number of homes receiving repairs to 131 over a five year period. Maintaining existing affordable housing by supporting rehabilitation programs is a high priority in the *Consolidated Plan*.

The Center for Nonprofit Legal Services received \$33,140 in general fund dollars to serve 265 clients with legal issues related to domestic violence, fair housing and landlord tenant relations. This service, especially landlord-tenant issues, was ranked as a high priority. Over the past four years, the Center has served 1,370 persons with legal problems with 40% from minority populations.

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.

- The City of Medford carried out the planned action described in its Action Plan. CDBG funding of \$70,000 was withdrawn from RVDC and the project was cancelled. That funding will be reallocated to the Living On Track project.

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 sub-recipients 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 sub-recipients leveraged funds from sources outside the City to provide on-going programs and to complete their projects.

2) During the 2004/05 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, LOHTC, T. Funds
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 Rouge 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

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 (Royal Apartments) were occupied during rehabilitation and no displacement occurred. The home on Howard Street was unoccupied during rehabilitation and not displacement occurred.
- There was no relocation required on any CDBG funded projects in Program Year 2004/2005. Over the five year Consolidated Plan, the Catalpa Shade project included the demolition of one old house and the relocation of one family. In accordance with section 104 (d) of the Housing and Community Development Act of 1974, as amended, the family received all appropriate notices, and was relocated into a decent, safe, and sanitary replacement home of their choice.
- CDBG funds were not used to fund economic development activities during the 2004/05 program year.