City of Medford
2020–2024 Consolidated Plan
2020–2021 Annual Action Plan

SUBMITTED: MAY 15, 2020

Substantial Amendment to the 2020/21 Action Plan

Sections AP-15, AP-20, AP-35, AP-90, Citizen Participation Plan

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ACKNOWLEDGMENTS

This plan was prepared for the City of Medford. The City of Medford thanks those who helped develop the 2020-2040 Consolidated Plan for Medford, including the many agencies and organizations that participated in an interview to help inform this Plan.

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THIS PLAN WAS PREPARED IN COLLABORATION WITH THE FOLLOWING AGENCIES:

- City of Medford Housing and Community Development Division
- ECONorthwest
- Rogue Valley Council of Governments
- Root Policy Research

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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

INTRODUCTION

On a five-year cycle, the City of Medford prepares a consolidated plan to better understand the state and magnitude of the Medford community's housing and community development–related needs.

This Consolidated Plan meets federal statutory requirements in 24 CFR 91.200–91.230 to guide the use of funding programs where monies are received by the US Department of Housing and Urban Development (HUD). These programs are CDBG, HOME, HOPWA, and ESG. The City of Medford administers a CDBG program, described below:

- **Community Development Block Grant (CDBG) Program:** a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable, and to expand economic opportunities in Medford.

The major sections of the Consolidated Plan include: (1) a Needs Assessment, (2) a Housing Market Analysis, (3) a Five-Year Strategic Plan, and (4) a One-Year Action Plan. These assessments and strategies are built on data analysis and consultations with local and regional stakeholders, support organizations, and citizen participation.

Perhaps the most important element of this Consolidated Plan is the Strategic Plan and Action Plan. The Strategic Plan integrates the synthesis of data analysis, consultation, and outreach by identifying specific priorities and goals to guide the use of CDBG funds to address the community's needs. The Action Plan, which is a subset of the Strategic Plan, is directive of the funding priorities for the next fiscal year ending June 30, 2021.

Organizations in the community may use this Consolidated Plan as a guide for identifying activities through which they can help the jurisdiction reach its housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER). CAPER is required by HUD for each fiscal year's funding allocation.

This Consolidated Plan draws primarily from the 2014–2018 American Community Survey and the 2012–2016 CHAS data set. Other data sources include the US Decennial Census and other information gathered locally, including the Medford/Ashland/Jackson County Continuum of Care, the Jackson County Public Housing Authority, and a survey of citizens.

SUMMARY

This Plan provides a framework through which the City of Medford manages its federal entitlement programs related to community development and homeless assistance. The following subsections summarize key aspects of the Plan.

OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW

The objectives of the Medford Consolidated Plan are to:

- Continue to plan, monitor, and administer entitlement grant programs and ensure compliance with Federal Regulations.
- Identify the community's critical needs and establish goals and strategies to address those needs.
- Drive funding decisions for City programs including the CDBG program, Housing Opportunity Fund, General Fund Grant program, Homeless System Action Plan Implementation Fund, and other sources that may become available during the five-year consolidated plan period.

These objectives are supported by a collection of associated goals and actions that work toward meeting the objectives stated. Details of this are located in the Strategic Plan and Annual Action Plan sections of this Consolidated Plan. The intended outcome of the Plan is to ensure funding is allocated toward the community's most critical needs to improve living conditions across the city and to help residents become more self-sufficient.

EVALUATION OF PAST PERFORMANCE

Medford has a history of successful activities and programs funded through the CDBG program. This section documents some past performances of Medford's 2015–2019 Consolidated Plan. More information and details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).[1]

In 2015–16 fiscal year, Medford's CDBG program provided: 12 low- to moderate-income (LMI) persons with up to three months of rental assistance, 11 with legal assistance, 3,308 persons or households with public services, 167 with overnight shelter, and 16 households with loans to correct hazards to health and safety; in addition to renovating a neighborhood park and a community senior facility.

In the 2016–17 fiscal year, Medford's CDBG Program provided funding for infrastructure to support the development of 49 LMI affordable housing units, 12 rehabilitated ownership units, overnight shelter for 77 persons experiencing homelessness, 22 households with rental

[1] Medford Consolidated Annual Performance Evaluation Report (CAPER). http://www.ci.medford.or.us/Page.asp?NavID=4299#CAPER

assistance, a combined 4,186 persons with essential safety net and homeless prevention services, 7 code violations resolved, and the demolition of four buildings for non-housing community development purposes.

In the 2017–18 fiscal year, Medford's CDBG program provided funding to demolish one city-owned blighted property, resolve four code violations that addressed blighted properties, serve 137 individuals through rental assistance/rapid rehousing, serve 2,021 individuals through a range of homelessness prevention efforts, modernize an affordable housing complex serving 87 LMI tenants, advance a neighborhood infrastructure project, and complete two park ADA upgrades.

In the 2018–19 fiscal year, Medford's CDBG program provided funding to repair 15 ownership units, rehabilitate of one rental unit, provide rental assistance/rapid rehousing to 40 households, provide homeless prevention services for 1,012 persons, provide overnight shelter for 87 persons experiencing homelessness, provide other non-housing public service activities for 259 persons, improve four public facilities serving 496 persons, and resolve 16 housing code violations.

These past performances provide a snapshot of some of the activities Medford took on to implement its 2015–2019 Consolidated Plan. Many of the City's goals were met or exceeded. Goals that fell short of expected outcomes will continue to be priorities for the City.

CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

Community participation and outreach included:

- A Community Needs Assessment survey was made available on the City of Medford website, through social media, email solicitation, and through paper copy, in English and Spanish, upon request. The survey was open from February 18, 2020 through March 9, 2020. (See Appendix B)
- A community listening session held on February 26, 2020. (See Appendix C)
- Consultation with the public and stakeholders. Public involvement through consultation was held as part of recent policy research initiatives and studies conducted for the City of Medford. These initiatives include: (1) Medford City Council 2019–2021 Goals, (2) Homeless System Action Plan, (3) Continuum of Care Strategic Plan, (4) Community Health Improvement Plan, (5) Liberty Park Neighborhood Plan, (6) Medford Downtown and Residential Market Analysis, (7) Center City Revitalization Plan, (8) Public Housing Authority 5-Year Plan, (9) Construction Excise Tax Revenue Estimates and Administration memorandum, (10) Analysis of Financial Incentives for Accessory Dwelling Units memorandum, (11) Tax Exemption Programs for Housing memorandum, and (12) Medford Housing Strategy.

These opportunities allowed the City of Medford to capture needed input to craft priority needs for the next five years.

PUBLIC COMMENTS

Public comment on the Consolidated Plan, copies of which are attached to this Plan, refer to specific agency-related edits requested for various sections of the Plan.

COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

No comments were rejected.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

AGENCY/ENTITY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND ADMINISTERING EACH GRANT PROGRAM AND FUNDING SOURCE

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MEDFORD	Medford Planning Department – Housing and Community Development Division

Exhibit 1. Responsible Agencies

Source: Public Information.

The lead agency for the development of the Consolidated Plan is the Housing and Community Development Division of the City's Planning Department. The Division contracted with ECONorthwest as the primary consultant to complete the Consolidated Plan, in addition to Rogue Valley Council of Governments and Root Policy Research. The City consulted with a number of other agencies, including the City's Community Development Grants Commission (CDGC), Housing Advisory Commission (HAC), Medford Urban Renewal Agency (MURA), Jefferson Regional Health Alliance (JRHA), Jackson County Continuum of Care (CoC), and several other agencies involved in each agency listed above to address housing, homelessness, neighborhood revitalization, economic development, and public service needs in Medford.

Consolidated Plan Public Contact Information:

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PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

Medford works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs, one-on-one interviews, strategic alignment forums and targeted meetings designed to bring public input into the Consolidated Plan process are a few ways the City utilizes outside organizations in the consultation process.

PROVIDE A CONCISE SUMMARY OF THE JURISDICTION'S ACTIVITIES TO ENHANCE COORDINATION BETWEEN PUBLIC AND ASSISTED-HOUSING PROVIDERS AND PRIVATE AND GOVERNMENTAL HEALTH, MENTAL HEALTH, AND SERVICE AGENCIES (91.215[I]).

The City has ongoing relationships with several housing providers working on housing development activities. The City's partners work to utilize Section 8 vouchers from the federal government to address the housing needs of the City's lowest-income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS, AND UNACCOMPANIED YOUTH) AND PERSONS AT RISK OF HOMELESSNESS.

City staff works actively with the Medford/Ashland/Jackson County Continuum of Care, the local umbrella for the development of the Continuum of Care. Staff participates in regularly scheduled meetings and Point-in-Time surveys. In the past, the City has provided administrative support to supplement Continuum of Care initiatives and funding to the various agencies that make up the membership of the Medford/Ashland/Jackson County Continuum of Care.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES, AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.

City staff participates in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Medford.

DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS, AND OTHERS WHO PARTICIPATED IN THE PROCESS, AND DESCRIBE THE JURISDICTION'S CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES, AND OTHER ENTITIES

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
1	Housing Authority of Jackson County (HAJC)	PHA Publicly Funded Institution/System of Care	• Housing Need Assessment • Public Housing Needs • Market Analysis • Anti-Poverty Strategy • Lead-based Paint Strategy • Homelessness Strategy	HAJC participated in the Consolidated Plan community listening session and survey solicitation, and actively participates in the Continuum of Care and Community Health Improvement Plan. The Executive Director serves on the City's Housing Advisory Commission and also contributed to the completion of the Homeless System Action Plan. Outcomes include removing barriers to affordable housing, housing development, emergency home repairs, and connecting services to housing. HAJC will also serve as a partner to implement a Lead-Based Hazard Removal Program in Medford.
2	ACCESS	Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Health	• Housing Needs Assessment • Homelessness Strategy • Homeless Needs - Chronically Homeless • Homeless Needs - Families with Children	ACCESS participated in solicitation of the community needs assessment survey and engaged in ongoing discussions during the consolidated planning process, provided input on programs related to food distribution, Veteran services, rental assistance, development of a regional navigation center, homeownership, housing development, and brainstorming alternatives to providing shelter and transitional housing to homeless individuals and families. Outcomes include aligned funding

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Services – Education Services – Homeless Regional Organization	• Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied Youth • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy	strategies, improved services to community members, and ongoing partnerships. The agency's Executive Director also contributed to the completion of the Homeless System Action Plan through consultation and feedback on the final draft.
3	Medford Senior Center (MSC)	Services - Elderly Persons	• Non-Homeless Special Needs • Anti-poverty Strategy • Housing Needs Assessment • Homelessness Strategy • Homeless Needs - Chronically Homeless	MSC participated in the Consolidated Plan community listening session and provided feedback that gave the City a better understanding of the characteristics and needs of the senior population. City staff also participated in a Board meeting to explore opportunities to use the facility as a severe weather event shelter and to learn more about facility improvement needs. Outcomes include improved services to seniors and expanded opportunities for facility use.

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
4	Maslow Project	Services – Children Services – Homeless Services – Housing Services – Education	• Homeless Needs - Families with Children • Homelessness Needs - Unaccompanied Youth • Homelessness Needs – Chronically Homeless • Homelessness Strategy • Economic Development • Anti-Poverty Strategy	City staff conducted ongoing consultation with Maslow's Executive Director during the development of the City's temporary shelter policy and regarding the urgent needs of vulnerable homeless community members that are sheltered, unsheltered (including those living in cars and RVs) and "at-risk" of homelessness. Maslow provides ongoing outreach and services, and also serves as a liaison to the City on outcomes achieved through the education system. The agency's Executive Director also contributed to the completion of the Homeless System Action Plan through consultation and feedback on the final draft.

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
5	Hearts with a Mission	Services - Children Services - Homeless Publicly Funded Institution/System of Care	• Homeless Needs - Families with Children • Homelessness Needs - Unaccompanied Youth • Housing Needs Assessment • Anti-Poverty Strategy • Homelessness Strategy	City staff conducted ongoing consultations with the Executive Director to identify emergency shelter needs for youth ages 10-17 and Transitional Living Program for young adults age 18-24. Additional consultations contributed to the completion of the Homeless System Action Plan; and a better understanding of the need for job training programs, operational support, and partnerships. Outcomes include enhanced services to youth aging out of the state foster care program and case management to VoTech students residing in the Youth71Five transitional housing complex.
6	OnTrack Rogue Valley	Housing Services - Housing Services - Persons with Disabilities Services – Homeless	• Housing Needs Assessment • Homelessness Strategy • Homeless Needs - Chronically Homeless • Other – Addiction Recovery • Anti-poverty Strategy	OnTrack participated in ongoing consultations with City staff on developing strategies to build new and preserve existing affordable housing units. Ongoing consultations with the Housing Director also provide the City with valuable insight on the housing needs of people recovering from substance use disorders, as well as the connection to mental illness and homelessness. OnTrack is one of four direct partners carrying out the Chronically Homeless Outreach Partnership (CHOP) by leasing the Summit House to the CHOP to provide residents of the Kelly Shelter with a “next step” to navigating to permanent supportive housing. OnTrack will also serve as a

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
				partner to implement a Lead-Based Hazard Removal Program in Medford.
7	St. Vincent de Paul	Services - Housing Services - Homeless	• Housing Needs Assessment • Homelessness Strategy • Homeless Needs - Chronically Homeless • Homeless Needs - Families with Children • Anti-poverty Strategy	St. Vincent de Paul has administered a rental assistance program for the City for several years using CDBG funds. Ongoing consultations on the urgent need for rent payments, and assistance with move-in and utilities to rapidly re-house homeless residents and stabilize housing for residents that are at-risk of homelessness has resulted in an increase in financial and technical support to the agency. Administering a federally funded program of such magnitude through an all-volunteer organization triggered a funding shift during the 2020 program year through the City's General Fund Grant Housing Stabilization program. Outcomes will include increased capacity and alignment with State target outcomes of "85% housed" after 6 months.
8	Oregon Health Authority (OHA)	Other Government – State Health Agency Publicly Funded Institution/System of Care	• Lead-Based Paint Strategy • Housing Needs Assessment	OHA provided the City with data and statistics on children affected by lead-based paint in the City of Medford/Jackson County. OHA will also contribute to the implementation of a Lead-Based Paint Hazard Removal program in Medford by providing ongoing data and assistance writing narrative for the federal grant.
9	Rogue Retreat	Housing Services – Housing	• Housing Needs Assessment	City staff conducted consultations with the program directors of the Kelly Shelter and Clean Sweep program to collect feedback on strategies to remove

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Services – Homeless	• Homelessness Strategy • Homeless Needs - Chronically Homeless • Homelessness Needs – Veterans • Anti-Poverty Strategy	barriers to ending homelessness. The Kelly Shelter is one of the four direct partners of the Chronically Homeless Partnership (CHOP) by providing intake services in coordination with the Medford Livability Team, case management to stabilize residents in the Shelter, and offering ongoing case management to residents of the Summit House, leased from OnTrack. The Executive Director contributed to the completion of the Homeless System Action plan and will provide ongoing consultation through appointment to the Community Development Grants Commission.
10	Compass House	Services - Persons with Disabilities Services - Homeless Services - Health Services - Education Services – Employment Housing	• Housing Needs Assessment • Homelessness Strategy • Non-homeless Special Needs • Homeless Needs - Chronically Homeless • Other - Mental Illness Barriers • Economic Development • Anti-Poverty Strategy	The City is working with Compass House to renovate the agency's clubhouse to provide community members experiencing mental illness and homelessness with a commercial kitchen that will offer new job training and placements. Ongoing consultation allows the City to stay connected with the critical needs of this population. Outcomes will be achieved through employment, housing placements, inclusiveness, and self-sustainability.

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
11	The Salvation Army	Housing Services - Homeless Civic Leaders	• Homelessness Strategy • Homeless Needs - Chronically Homeless	City staff participated in several homeless shelter provider conference calls, facilitated by the Continuum of Care Manger, to learn more about the urgent needs of shelters during COVID-19 which resulted in a better understanding of shelter resources and opportunities.
12	John L. Scott Real Estate	Business Leaders Other - Real Estate	• Market Analysis • Other - Owner/Rental Housing Analysis	John L. Scott contributed housing market data to update the City's Analysis of Impediments to Fair Housing Choice.
13	People's Bank	Business Leaders Other - Banking/Finance	• Other - Mortgage Lending	A representative from People's Bank serves on the Housing Advisory Commission to provide ongoing consultation on lending strategies. Outcomes will include policy change and the development of a variety of housing types for all income levels.
14	Asante	Services – Health Services – Homeless Health Agency Other - Hospital	• Homelessness Strategy • Homeless Needs - Chronically Homeless • Housing-Related Health Issues	City staff consulted with Asante on the impact of homeless residents seeking ongoing emergency services and the potential need for increased support for reunification programs that can reunite patients back to family and support systems. City staff also gained insight from Asante personnel while serving on an ad hoc working group to develop the Community Health Improvement Plan's housing goals.
15	Jackson Care Connect	Services – Health	• Housing Needs Assessment	City staff attended a community learning session offered by Jackson Care Connect to better

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Health Agency Publicly Funded Institution/System of Care Other – Coordinated Care Organization	• Homelessness Strategy • Non-Homeless Special Needs • Other – Health Care • Other – Medical Respite	understand the role of Coordinated are Organizations. The agency's Executive Director also contributed to the completion of the City's Homeless System Action Plan.
16	Jackson County Mental Health	Services - Health Health Agency Publicly Funded Institution/System of Care Other Government – County	• Housing - Related Health Issues • Homelessness Strategy • Homeless Needs – Chronically Homeless • Non-homeless Special Needs • Anti-poverty Strategy	Jackson County Mental Health Division Manager participated in consultations with LeSar Development Consultants and City staff; and provided white papers on county-supported mental health programs, which contributed to the completion of the Homeless System Action Plan. Division Manager also serves as a Continuum of Care Board member, which has strengthened the CoC.
17	Veterans Administration Southern Oregon Rehabilitation Center and	Services – Homeless Services – Veterans Services - Health Agency Publicly Funded	• Homeless Needs – Veterans • Homelessness Strategy • Housing Needs Assessment	The VA SORCC provided consultation on the immigration patterns of homeless Veterans from outside the state that seek assistance with dual diagnoses, and the need for additional support to reunite dislocated Veterans back to their family or support system. This consultation contributed to the completion of the Homeless System Action Plan. The

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Clinics (VA SORCC)	Institution/System of Care Other Government – Federal		City Manager, City Council, Medford Police and Planning Department staff also joined VA SORCC staff for an informal meeting to learn more about the agency's services, needs, and future initiatives. The City also received a tour of the facility, which provided a connection for the two agencies to explore future collaborative opportunities.
18	Chamber of Commerce	Services - Children Services - Health Services - Education Publicly Funded Institution/System of Care Planning Organization	• Economic Development • Homelessness Strategy • Homeless Needs – Veterans	The Executive Director of the Chamber of Commerce participated in a stakeholder interview during the completion of the Homeless System Action Plan. Potential opportunities exist to collaborate on a Downtown revitalization and a job training program for Veterans.
19	AllCare Health	Services – Health Other – Coordinated Care Organization Health Agency Publicly Funded Institution/System of Care	• Housing Needs Assessment • Homelessness Strategy • Non-Homeless Special Needs • Other – Health Care • Other – Medical Respite	The Principal Planner of the Housing and Community Development Division serves as co-chair of the "All-in-for-Housing" workgroup, supporting the Community Health Improvement Plan, with AllCare's Manager of Social Determinant of Health. The two collaborate on an ongoing basis to develop housing strategies.

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20	La Clinica	Health Agency Services - Health Services – Homeless Publicly Funded/System of Care	• Housing Needs Assessment • Homeless Needs - Chronically Homeless • Homeless Needs - Families with Children • Other – Health Equity • Homelessness Strategy	City staff worked with La Clinica's Outreach Director to launch the agency's Mobile Health Clinic services along the Bear Creek Greenway during the COVID-19 pandemic. The clinic will provide acute health services and Coronavirus assessments for homeless community members and those that lack access to health care. During coordination efforts, the City increased awareness of the need for mobile health care services and will explore opportunities for future partnership.
21	Community Volunteer Network	Housing Services - Elderly Persons	• Housing Needs Assessment • Homelessness Strategy Non-Homeless Special Needs • Other - Homeless – Elderly	The agency provided feedback during the Consolidated Plan community listening session and helped solicit responses to the Community Needs Assessment survey as advocates for the vulnerable senior population. The Executive Director also provided consultation on the critical needs of seniors including isolation prevention, food, medical visit transport, housing, and self-sustainability measures.
22	United Way of Jackson County	Regional Organization Planning Organization Civic Leaders	• Homelessness Strategy • Homeless Needs - Chronically Homeless • Anti-poverty Strategy	United Way's Executive Director provides ongoing consultation and leadership in the development of homelessness and anti-poverty strategies as a member of the Continuum of Care Board, of which the City Manager also serves. City staff also worked with United Way during COVID-19 to identify urgent

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				needs and opportunities for community collaboration to serve highly vulnerable residents.
23	Consumer Credit Counseling Service of Southern Oregon	Services – Housing Other – Credit Counseling	• Anti-poverty Strategy • Homelessness Strategy • Non-homeless Special Needs • Economic Development	The Executive Director provides ongoing consultations with City staff and elected officials on the importance of financial health to overall wellbeing and the need for small business relief program support.
24	Rogue Valley Council of Governments	Housing Services – Housing Services – Elderly Persons Services – Persons with Disabilities Services – Homeless Regional Organization Planning Organization Civic Leaders	• Housing Needs Assessment • Market Analysis • Homelessness Strategy • Lead-based Paint Strategy • Anti-poverty Strategy	The Home-At-Last Program Director gave a presentation to the Community Development Grants Commission on the urgent need for Permanent Supportive Housing; and provided ongoing consultation to City staff on the housing voucher program funding dynamics. In addition, RVCOG's Technology Services Coordinator updated all data tables and maps for the completion of this Consulted Plan and provided consultation on margin of error and inequity trends.

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		Other Government – Local		
25	Oregon Housing and Community Services (OHCS)	Housing Other Government – State	• Housing Needs Assessment • Homelessness Strategy • Market Analysis	City staff consults with OHCS on an ongoing basis to develop a better understanding of the state funding platform, align funding strategies, and comply with HB 4006.
26	City of Medford Planning Department	Other - Grantee Department Planning Organization	• Housing Needs Assessment • Public Housing Needs • Economic Development • Market Analysis • Homelessness Strategy • Lead-based Paint Strategy	City CDBG staff is housed in the Planning Department and works closely with current and long-range planners to identify and implement policy change and economic incentives to reduce barriers to the development of all housing types for all income levels. Outcomes will include new housing units and programs.
27	Resolve	Other - Restorative Justice/Dispute Resolution	• Anti-Poverty Strategy	The agency provided consultation on ways the City can support trauma informed training and community engagement. Outcomes will include improved City knowledge of restorative justice and implementation of region-wide trauma informed best practices.

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28	Oregon Department of Human Services (DHS) Welfare and Self Sufficiency	Child Welfare Agency Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Persons with HIV/AIDS Other Government – State	• Anti-Poverty Strategy • Housing Needs Assessment • Homelessness Strategy	Representatives from DHS Welfare and Self Sufficiency contributed feedback regarding the changing needs individuals and families that have elevated themselves just above the poverty line, no longer qualifying for benefits, but do not earn enough to maintain self-sustainability. The agency also helped the City solicit responses to the Community Needs Assessment survey by offering hard copies in English and Spanish during intakes.
29	Fair Housing Council of Oregon (FHCO)	Services – Fair Housing	• Housing Need Assessment • Homeless Needs – Chronically Homeless • Other – Analysis of Impediments	The City co-sponsored a Fair Housing training with the City of Ashland to improve education an awareness on potential discrimination in shelters. City staff serves on the FHCO's regional Fair Housing Advisory Team, which will stimulate new measures to increase awareness and education and explore policy change supporting Fair Housing.
30	Center For Nonprofit Legal Services	Services – Elderly Persons Services – Persons with Disabilities	• Housing Needs Assessment • Homelessness Strategy	The Executive Director of the Center for Nonprofit Legal Services provides ongoing consultation through appointment to the Housing Advisory Commission. Primary areas of consultation include eviction prevention; housing policy; fair housing

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		Services – Homeless Services – Employment Services – Fair Housing Services – Victims Regional Organization	• Other – Eviction Prevention	discrimination; employment; immigration law; and addressing other legal services for persons with disabilities, minorities, seniors, and other special needs populations.
31	Community Alliance of Tenants (CAT)	Services – Housing Regional Organization Services – Fair Housing	• Housing Needs Assessment • Homelessness Strategy • Market Analysis • Anti-Poverty Strategy	CAT's Southern Oregon Regional Organizer served as a panelist on the City's HB 4006 Rent Burdened Community Listening Session, providing great insight on tenant evictions, affordability, and barriers securing rental agreements. Additional consultation was provided during the Consolidated Plan community listening session. Future consultations and outcomes will be related to the potential development of landlord incentive and rental registration programs.
32	Community Development Grants Commission (CDGC)	Other – Council Appointed Advisory Body	• Housing Needs Assessment • Homelessness Strategy • Anti-poverty Strategy • Lead-based Paint Strategy	City Council appoints the CDGC, a nine-member commission, to serve as the advisory body to Council on matters related to the City's CDBG program. Ongoing consultations with expert representatives in the following industries help align funding recommendations with Consolidated Plan goals, and support programs addressing the most critical community needs: a) healthcare; b) social services; c)

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			• Non-homeless Special Needs • Economic Development	local business; d) workforce development; e) education; f) affordable housing; and g) the community at-large.
33	Compassion Highway	Services – Homeless	• Homeless Needs – Chronically Homeless • Homelessness Strategy	The Executive Director of Compassion Highway serves on the Medford Severe Weather Event Shelter team, providing direct connection to the agency's robust volunteer system. Agency consultations will provide insight in the development of an improved community-wide system for the distribution of goods and services, collaboration with nonprofit providers and faith-based organizations.
34	CPM Property Management	Business Leaders Other – Property Management	• Housing Needs Assessment • Market Analysis • Economic Development • Anti-poverty Strategy	CPM's Public Affairs Director serves on the Housing Advisory Commission, offering ongoing consultation on landlord/tenant issues. Additional consultation, as a panelist of the City's HB 4006 community listening on Rent Burden, provided insight on market conditions.
35	Harry and David	Business Leaders Other – Large Employer	• Economic Development • Housing Needs Assessment	City staff interviewed Harry and David, as one of the City's largest employers, to explore the prevalence of homelessness among the organization's staff and the potential of a pilot employer-sponsored housing project or housing placement program.
36	Hayden Homes	Housing Business Leaders	• Housing Needs Assessment	The Project Manager of Hayden Homes serves on the Housing Advisory Commission and provides ongoing consultation on the barriers to the

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			• Homelessness Strategy • Non-homeless Special Needs • Market Analysis • Economic Development	development of affordable housing. More recent consultation included the need for flex-design options when developing ADA accessible housing.
37	HIV Alliance	Services – HIV/AIDS	• Housing Needs Assessment • Non-homeless Special Needs • Other – Health Care • Anti-poverty Strategy	City staff conducted an interview with HIV Alliance to develop a better understanding of the challenges faced by persons with HIV/AIDS in Medford, in addition to the urgent needs and affordable housing supports in place for this vulnerable population.
38	Housing Advisory Commission	Other – Council Appointed Advisory Body	• Housing Needs Assessment • Homeless Needs – Chronically Homeless • Homelessness Needs – Veterans • Homelessness Needs – Unaccompanied Youth	The HAC is a Council appointed, nine-member commission serving as advisory body to Council on all matters associated with housing. Commissioners provide ongoing consultation that can impact housing policy and development. Collaborative expertise from various industries creates stronger impact. Representative industries include a) housing development, b) construction, c) lending, d) real estate, e) multifamily housing operation, f) tenant organization, and g) members at large.

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			• Homelessness Strategy • Lead-based Paint Strategy	
39	Jackson County Health and Human Services	Services – Health Other Government – Local Regional Organization Planning Organization	• Housing Needs Assessment • Lead-based Paint Strategy	Jackson County Health and Human Services provides ongoing consultation on housing health and safety concerns related to the presence of lead-based paint. County staff is a member of an ad hoc workgroup with several community stakeholders to develop a Lead-Based Paint Hazard Removal program, if federal funding is secured.
40	Jefferson Regional Health Alliance (JRHA)	Regional Organization Planning Organization Civic Leaders	• Housing Needs Assessment • Homeless Needs – Chronically Homeless • Homeless Needs – Families with Children • Homeless Needs – Veterans • Homeless Needs – Unaccompanied Youth	City staff is an active member of the collaborative group that is implementing the Community Health Improvement Plan (CHIP), administered through JRHA. Through participation, City staff gains ongoing insight on the strategies implemented (region-wide) to meet goals to address behavioral health; housing; and parenting support and life skills.

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			• Homelessness Strategy • Lead-based Paint Strategy • Anti-poverty Strategy	
41	Mahar Homes	Housing Business Leaders	• Housing Needs Assessment • Market Analysis	A developer from Mahar Homes serves on the Housing Advisory Commission (HAC) providing consultation from a private developer's perspective relating to the costs and barriers to the development of affordable housing. This developer also served on the ad hoc Housing Committee that made 32 recommendations to City Council regarding housing policy and economic incentives, including but not limited to the formation of the HAC and implementation of a construction excise tax.
42	Medford City Council	Civic Leaders Other – Elected Officials/Policy Makers/ Grantee Responsibly Entity	• Housing Needs Assessment • Homelessness Strategy	Medford City Council provided direction to LeSar Development Consultants during the completion of the Homeless System Action Plan (HSAP); and City staff during the adoption of the Housing Opportunity Fund and HSAP Implementation Plan, and the establishment of City funding priorities including housing stabilization. Council direction will result in greater homeless and housing outcomes during the next five years.

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43	Medford School District	Planning Organization Services – Children Other – Educational Institution	• Anti-poverty Strategy • Other – Education Needs	The Medford Planning Director participates in quarterly meetings with the Medford School District to better understand the needs of the education system. In addition, a representative of the school district serves on the Community Development Grants, which is the advisory body to Council on all matters related to the City's CDBG program. The availability of ongoing consultations will result in targeted outcomes related to education and families.
44	Mercy's Gate	Other – Faith-Based Service Provider	• Anti-Poverty Strategy • Homelessness Strategy • Other – Faith-based Agency Coordination	City staff participates in ongoing consultations with the Executive Director of Mercy's Gate to explore a variety of strategies to address poverty and prevent homelessness. The Executive Director also services on the Community Development Grants Commission, providing ongoing consultation as a social service provider and faith-based organization. Mercy's Gate co-sponsored the completion of the Homeless System Action Plan, which will continue to produce outcomes over the next five years.
45	NeighborWorks Umpqua	Housing Services – Housing Regional Organization Planning Organization Civic Leaders	• Housing Needs Assessment • Homelessness Strategy • Other – Outreach to Minority Populations	City staff from Planning, Building, and the Medford Urban Renewal Agency (MURA) conducted a stakeholder interview with representatives from NeighborWorks Umpqua to learn more about the agency's mission and to explore development of a Housing Trust Fund and other partnership opportunities. The agency also participated in the Consolidated Plan community listening session and

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				assisted with soliciting paper responses for the Community Needs Assessment survey, including responses from Hispanic/Latino residents (Spanish speaking).
46	Providence Health & Services	Health Agency Services – Health Services – Homeless Other – Hospital	• Homelessness Strategy • Homeless Needs – Chronically Homeless	Providence Health & Services granted the City $50k to pilot the Chronically Homeless Outreach Partnership (CHOP). Other direct partners include the Medford Livability Team, Planning Department, OnTrack, and Rogue Retreat. The team engaged in several consultations to launch the CHOP, which will provide collaborative outreach to build relationships; emergency shelter to stabilize; and transitional co-housing to navigate to permanent supportive housing (PSH). Outcomes will include a greater number of chronically homeless residents receiving effective outreach and higher percentage transitioning to PSH.
47	Rebuilding Together Rogue Valley (RBTRV)	Services – Persons with Disabilities Services – Elderly Persons Services – Housing	• Housing Needs Assessment • Non-homeless Special Needs	RBTRV provided consultation during the development of a pilot program that helps elderly and persons with disabilities regain access to their home. RBTRV also provides ongoing consultations with City staff that may help develop a landlord-focused program to improve the condition of rental properties.
48	Rogue Action Center (RAC)	Regional Organization Civic Leaders	• Anti-poverty Strategy	City staff consulted with the Director of RAC to explore critical areas the City should focus on over the next five years relating to policy.

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		Other – Policy Advocates	• Housing Needs Assessment • Homelessness Strategy	
49	Southern Oregon Regional Economic Development, Inc. (SOREDI)	Regional Organization Planning Organization Services – Education Business Leaders	• Economic Development • Housing Needs Assessment • Market Analysis	The Executive Director of SOREDI provided consultation regarding the most critical barriers for new business development and potential actions the City can take to help reduce barriers. Identified barriers include a) availability of land and building capacity in the region; b) skilled and willing workforce; c) availability of affordable housing; d) cost of doing business such as land, taxation, lease rates, transportation, etc. Possible actions include: a) reaching out to wealthier residents that may be interested in selling land below market rate for a good cause; b) develop a small business loan program that can leverage SOREDI loans; c) support vocational training programs that produce more trade professionals; d) implement a System Deferral Charge reduction program; and e) promote homeownership incentive programs with larger employers.
50	Southern Oregon Small Business Development Center (SBDC)	Regional Organization Services – Education Business Leaders	• Economic Development	The Community Development Grants Commission recommended funding the Southern Oregon University's SBDC during the 2020 program year. City staff also conducted consultations with the program's director during the Coronavirus outbreak

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				to explore expanding the program with additional CARES Act funding that may be directed by Council to help provide small business relief and the development of microenterprise.
51	St. Mark's Episcopal Church	Other – Faith-based Organization	• Homelessness Strategy • Other – Faith-based Agency Coordination	The Reverend of St. Mark's Episcopal Church serves on the Community Development Grants Commission, providing ongoing consultation on matters related to homelessness and the role of faith-based organizations.
52	Youth 71Five Ministries	Services – Children Services – Education Services – Homeless Services – Employment	• Housing Needs Assessment • Homeless Needs – Unaccompanied Youth • Homelessness Strategy • Economic Development • Anti-poverty Strategy	Youth 71Five Ministries administers a vocational training program known as VoTech. The City engages consultations with agency staff on an ongoing basis to track outcomes associated with vocational training coupled with transitional housing and case management in partnership with Hearts with a Mission. Anticipated outcomes will include more young adults developing living wage careers and expansion to microenterprise opportunities during this Consolidated Plan period.
53	Medford Gospel Mission	Services – Homeless Services – Housing Services – Employment	• Homelessness Strategy • Homeless Needs – Chronically Homeless	The Executive Director of Medford Gospel Mission provides ongoing consultation on homelessness and faith-based shelter options, as a commissioner of the Community Development Grants Commission. The Executive Director also provided consultation during the completion of the Homeless System Action Plan,

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				which will produce outcomes over the next five years.
54	Jackson Care Connect's Community Advisory Council (CAC)	Regional Organization Planning Organization Other – Coordinated Care Organization Advisory Body	• Housing Needs Assessment • Homelessness Strategy • Anti-poverty Strategy • Lead-based Paint Strategy	The Principal Planner of the Housing and Community Development Division works closely with a member of the CAC to increase awareness of the urgent need for new and existing housing units that are accessible to persons with all types of disabilities. Staff also worked with this CAC member to develop the housing goals of the Community Health Improvement Plan (CHIP). Aligning the goals of this Consolidated Plan and the CHIP will help develop more affordable housing units.
55	Community Works	Services – Victims of Domestic Violence Services – Victims Services – Homeless Regional Organization	• Housing Needs Assessment • Homelessness Strategy • Non-homeless Special Needs • Anti-poverty Strategy • Other – Domestic Violence	The Executive Director of Community Works participated in a stakeholder interview with LeSar Development Consultants to complete the Homeless System Action Plan, and also provided consultation to City staff on the critical need for additional support for safe housing options for victims of domestic violence during COVID-19.
56	211 Info	Other – Nonprofit Service Referral Agency	• Other – Public Service Referral Needs	City staff participated in the Continuum of Care's Housing and Services work group, after which 211 Info was interviewed to better understand the services available through 211. Outcomes include

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				more referrals to 211 to provide homeless and at-risk community members with information on where to obtain services. Ongoing consultations will help identify gaps in service and critical needs.
57	Addictions Recovery Center (ARC)	Services – Housing Services – Health Other – Services – Substance Abuse Disorders	• Housing Needs Assessment • Homelessness Strategy • Other – Addictions Recovery	The City funded a rehabilitation project with ARC during the 2019 program year to convert an existing housing unit to transitional co-housing for persons recovering from substance use disorders. Ongoing consultations have helped the city better understand the critical need for transitional housing programs as well as the barriers nonprofits face when completing federally funded projects.
58	Children's Advocacy Center	Services – Children Services – Victims Services – Victims of Domestic Violence Child Welfare Agency	• Non-homeless Special Needs • Anti-poverty Strategy • Other – Victim Services	The Executive Director addressed questions during the agency's CDBG proposal presentation regarding the need for bi-lingual staff to serve cases involving non-English speaking children and families. Ongoing consultations during the 2020 program year will help City staff develop a better understanding of the critical needs of children suffering from domestic violence, as the City works with the agency to administer CDBG dollars.
59	City of Ashland	Other Government – Local	• Other – Affirmatively Furthering Fair Housing • Homelessness Strategy	The City's Principal Planner of the Housing and Community Development Division consults with the City of Ashland's Housing Program Specialist on an ongoing basis to share strategies and co-sponsor regional trainings. Primary outcome is a more

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			• Housing Needs Assessment • Anti-poverty Strategy • Non-homeless Special Needs • Other – Public Services	collaborative region-wide approach to addressing housing, homeless, and human services.
60	ColumbiaCare Services	Housing Services – Housing Services – Veterans Regional Organization	• Housing Needs Assessment • Homeless Needs – Veterans • Homelessness Strategy • Non-homeless Special Needs • Anti-poverty Strategy	ColumbiaCare has provided ongoing consultations with City staff during pre-development activities of a new Veteran's permanent supportive housing (PSH) project that received a $250k development loan through the City's Housing Opportunity Fund loan. An additional CDBG award during the 2020 program year will support acquisition of an existing unit for conversion to Veteran's transitional co-housing. Anticipated outcomes include improved coordination and production of new PSH and transitional units.
61	First Presbyterian Church	Services – Homeless Other – Faith-based Service Provider	• Homelessness Strategy • Homeless Needs – Chronically Homeless • Other – Faith-based Agency Coordination	First Presbyterian Church provides ongoing consultation to the City and the Continuum of Care regarding collaborative homeless strategies, working with faith-based organizations, to distribute goods and services, safe parking programs, and transitional housing.

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62	US Department of Housing and Urban Development	Other Government – Federal	• Homelessness Strategy • Lead-based Paint Strategy • Other – Consolidated Plan Update	The City received ongoing consultation from HUD's Community Planning and Development Representative on the completion of this Consolidated Plan during the Coronavirus pandemic. Outcomes will include "on time" submission and more timely release of federal funds. City staff also consulted with HUD on the submission of an application for HUD Lead-Based Paint Hazard Removal Program funds.
63	Options for Southern Oregon (Options)	Services – Health Housing Services – Housing Health Agency Regional Organization	• Housing Needs Assessment • Homelessness Strategy	City Planning staff and the Executive Director of the Medford Urban Renewal Agency (MURA) met with a team from Options to explore the agency's mission, objectives, and potential ways to increase coordination and partnership to address the city's permanent supportive housing shortage.
64	Jackson County Library District	Regional Organization Services – Education Other – Library	• Other – Community Capacity Building	City staff consulted with Library District staff regarding grant writing workshops available through the library. The City received feedback during the Consolidated Plan community listening session that the City should help write grants for smaller nonprofits. The City will promote the Library's workshops as a measure to help build capacity in this area.
65	Medford Urban Renewal Agency (MURA)	Planning Organization	• Housing Needs Assessment	The Executive Director of MURA provides ongoing consultation with City Planning Department staff to increase the project pipeline through expertise in

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		Other – Urban Renewal	• Homelessness Strategy • Economic Development • Market Analysis • Lead-based Paint Strategy • Anti-poverty Strategy • Other – Downtown & Neighborhood Revitalization	land acquisition; pro forma analysis; construction and development; innovative strategies; leveraging funding and resources; and partner communications. Anticipated outcomes include development of new units, Liberty Park neighborhood revitalization, and implementation of a housing trust fund.
66	Medford Fire Department	Other - Grantee Department	• Homelessness Strategy	The Fire Marshal provides ongoing consultation to the City and community partners during the development of a severe weather event shelter program and assessments of proposed sites to serve as shelters for all types of shelter programs.
67	Medford Building Safety Department	Other - Grantee Department	• Homelessness Strategy • Other – Rental Registration Program	Planning Department staff conducted consultations with the Building Department to implement and maintain new programs such the Construction Excise Tax, System Development Charge Deferral, and Rental Registration programs. Outcomes include incentives for the development of affordable housing and a new landlord engagement program.
68	Medford Police Department	Other – Grantee Department	• Homeless Needs – Chronically Homeless	The City's Housing and Community Development Division's Principal Planner seeks ongoing consultation with the Medford Chief of Police and

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		Other – Law Enforcement Civic Leaders	• Homelessness Strategy • Other – Neighborhood Revitalization	other appointed staff on the administration of the Chronically Homeless Outreach Partnership, which was recommended through the Homeless System Action Plan as a pilot project serving chronically homeless community members. MPD's Code Enforcement Division also provides ongoing consultation to address blighted properties in the Liberty Park Neighborhood. Outcomes will include more homeless residents navigating to permanent supportive housing, the development of a larger-scale project, and a reduction in blight.
69	Medford Legal Department	Other – Grantee Department	• Homeless Needs – Chronically Homeless • Homelessness Strategy • Lead-based Paint Strategy • Other – CDBG Administration Support	The Deputy City Attorney provides ongoing legal consultation on housing policy amendments and legal grant administration inquires, as a dedicated staff liaison to the Community Development Grants Commission, Housing Advisory Commission, Council and City staff.
70	League of Oregon Cities (LOC)	Other – Statewide Organization Other – Policy Advocacy	• Homelessness Strategy	City staff received consultation from LOC during the Legislature's short session regarding strategies for communications with the Speaker of the House and testimony to the Housing Committee. Outcomes will include the City receiving $2.5M for the development

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				of a navigation center for homeless community members.
71	Oregon Department of Land Conservation and Development (DLCD)	Other Government – State Planning Organization	• Housing Needs Assessment • Market Analysis	A representative of DLCD served as a panelist during a City-hosted community listening session to promote housing diversity through HB2001. Ongoing consultations will help the City develop housing strategies to implement HB2001 and 2003.
72	Oregon State Legislature	Other Government – State Other – Elected Officials/Policy Makers	• Homelessness Strategy	Members of City Council and staff provided testimony to the Housing Committee and regional Senate and House representatives; and received consultation from Speaker Kotek's office to be included in HB 4001and marked to receive $2.5M for the development of a regional navigation center in Medford. Outcomes include more homeless community members served and improved inclusion and collaboration with the statewide shelter system.
73	Rogue Valley Habitat for Humanity (HfH)	Housing Regional Organization	• Housing Needs Assessment • Anti-poverty Strategy	City staff works with the Executive Director and homeownership staff to develop new ownership opportunities using blighted properties. Ongoing consultations have resulted in a better understanding of the barriers to development of housing including the environmental review process, infill infrastructure requirements, availability of land, and regulatory burdensome funding. Anticipated

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				outcomes during the next five years include a reduction of these barriers to better support agencies such as HfH.
74	Set Free Ministries	Other – Faith-based Service Provider	• Homelessness Strategy • Other – Faith-based Agency Coordination	The Pastor of Set Free Ministries is also the Executive Director of Rogue Retreat; a direct partner of the Chronically Homeless Outreach Partnership (CHOP) through the Kelly Shelter; participates in the Continuum of Care; and serves as a commissioner to the Community Development Grants Commission. Through these affiliations, City staff is able to conduct ongoing consultations to develop homelessness strategies.
75	Rogue Valley Transportation District (RVTD)	Regional Organization Planning Organization Other – Transportation	• Anti-poverty Strategy • Other – Transportation Needs • Non-homeless Special Needs	RVTD's Planning and Strategic Programs Manager provided consultation to City staff on the city's critical transportation needs and RVTD's goals; and to explore how the City can align strategies to help address transportation needs and support goals through City efforts and funding priorities.
76	Oregon Community Foundation (OCF)	Other – Foundation	• Other – Grant Program/Project Evaluation	City staff participated in a regional funders' forum in March 2020 on performance and evaluation standards, which was sponsored by (OCF). During this full-day event, City staff was educated and given the opportunity to consult with several other funding organizations on efficient modes of evaluation. The primary outcome related to this Consolidated Plan will the removal of anecdotal evaluation. Grant

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				performance evaluation methods will include quantitative and qualitative based on data and evidence-based performance and experience.
77	Camas Consulting, LLC	Other – Environmental Services	• Housing Needs Assessment • Other – Environmental Review Process	City staff seeks ongoing professional consultation from Camas Consulting to comply with HUD's environmental review (ER) requirements associated with federally funded projects. In addition, the City and Camas work collaboratively to remove environmental review related barriers to development by assisting nonprofit affordable housing developers in completing the ER process prior to triggering a nexus. Outcomes include the identification of environmentally safe sites, a reduction in overall cost, prevention of lengthy delays, and production of more units.
78	Johnsons Economics	Other - Private Economic Consulting Firm	• Housing Needs Assessment • Market Analysis • Economic Development • Other – Downtown Revitalization	Johnson Economics provided ongoing consultation to City Planning Department staff and the Medford Urban Renewal Agency (MURA) Director during the completion of the Medford Downtown Housing and Residential Market Analysis. Consultations and the final document have contributed to the completion of this Consolidate Plan, with aligned outcomes of housing development; and Downtown and Neighborhood Revitalization.

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
79	Jackson County Continuum of Care (CoC)	Regional Organization Planning Organization	• Housing Needs Assessment • Homeless Needs – Chronically Homeless • Housing Needs – Families with Children • Housing Needs – Veterans • Housing Needs – Unaccompanied Youth • Homelessness Strategy • HOPWA Strategy • Anti-poverty Strategy • Other – CoC Coordination	City staff actively participates in the CoC, with the City Manager serving as a Board member; Planning Department staff serving on the Housing Pipeline workgroup, Housing and Services; Performance and Evaluation, and Homeless Task Force; and Medford Police Department staff serving on the Homeless Task Force. City participation has prompted ongoing consultations to help implement the City's Homeless System Action Plan, increase support for the CoC's Strategic Roadmap, and develop pilot programs and best practices. In addition, the CoC Manager participates in all City planning efforts associated with homelessness and the administration of the City's CDBG program. Recent consultation included participation in the Consolidated Plan community listening session, Community Needs Assessment survey, and contributions to the completion of the Consolidated Plan through data and narrative responses to HUD questions. Outcomes will include the development of a more coordinated, region-wide system to address homelessness, implementation of best practices, and an increase in the number of homeless community members that successfully end homelessness.

Ref.	Agency, Group, or Organization	Agency, Group, Organization Type	What section of the Plan was addressed by Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
80	Business Oregon	Regional Organization Business and Civic Leaders	Economic Development	City staff participated in conversations and meetings with the Regional Development Officer of Jackson and Josephine Counties to help identify small business development critical needs and potential program development opportunities using CDBG funds as leverage for other local, state, and federal sources.

Exhibit 2. Participating Agencies, Groups, and Organizations, Medford, 2020

Source: City of Medford.

IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING

No specific organizations were intentionally left out of the public participation process.

Other local, regional, state, and federal planning efforts considered when preparing the Plan are outlined in Exhibit 3.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2019-21 Biennial Goals for the City of Medford	Medford City Council	The Strategic Plan establishes priorities based on City Council goals to increase development of affordable housing and address homelessness.
Continuum of Care	Medford, Ashland, Jackson County Continuum of Care	The Strategic Plan provides a set of priorities for addressing homelessness, which are supported by the Medford/Ashland/Jackson County Continuum of Care and its participating organizations.
Medford Homeless System Action Plan	City of Medford	The Strategic Plan provides a set of priorities that will help achieve the five goals and 32 actions recommended in the Homeless System Action Plan.
Community Health Improvement Plan	Jefferson Regional Health Alliance	The Strategic Plan provides a set of priorities that support the three goals identified in the Community Health Improvement Plan.
Liberty Park Neighborhood Plan	City of Medford	The Strategic Plan identifies the Liberty Park Neighborhood as a geographic priority, which will help accomplish the goals established in the Liberty Park Neighborhood Plan.
Public Housing Authority 5-Year Plan	Housing Authority of Jackson County	The Strategic Plan provides a set of priorities from which specific needs identified by the PHA could be addressed if funding is available.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Medford Downtown and Residential Market Analysis	City of Medford	The Strategic Plan provides data contributions from the Medford Downtown and Residential Market Analysis completed by Johnson Economics.

Exhibit 3. Other Local, Regional, and Federal Planning Efforts

Source: City of Medford using public information.

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215[L])

Medford works closely with organizations active in the Continuum of Care; other local, state and federal governments; nonprofit organizations; and other City departments involved in the development of programs and projects to address housing, homeless, community development needs, and other local issues covered by the Consolidated Plan.

PR-15 CITIZEN PARTICIPATION

SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL SETTING:

Community participation included several meetings conducted over the past 18 months to complete other community plans, listed in Exhibit 3, that have significantly contributed to the priority needs, goals and strategies identified in this Plan. In addition, City staff conducted 79 consultations with public, private and governmental agencies to capture targeted public input regarding priority needs and strategies for the next five years. More recent citizen participation efforts included a community needs assessment survey and listening session, a study session held by Medford City Council, and a joint-study session held by the Community Development Grants Commission and the Housing Advisory Commission.

The City of Medford's Community Needs Assessment Survey was developed to identify the most critical needs of the city's low- to moderate-income persons, households, and areas, as well as other special needs populations. Additional efforts to engage these populations were extended through the availability of paper copies of the survey (in English and Spanish) and targeted outreach through the intake process at several public agencies. The survey was open from February 18 through March 9, 2020 and contained 28 brief questions that could be completed in approximately 8 to 10 minutes. A total of 817 people completed the survey. Of the respondents, 698 (85%) lived or worked in the city of Medford.

The Community Development Grants Commission hosted a two-hour community listening session on February 26, 2020 (at the Rogue Community College/Southern Oregon University Higher Education Center). The purpose of the listening session was to collect feedback on driving characteristics, critical needs, and potential strategies to assist Medford's low- to moderate-income and special needs residents. Representatives from 23 organizations, commissions, and departments participated.

Medford City Council held a study session with ECONorthwest and City Planning Department staff on March 12, 2020 to review the initial findings of the community survey and to provide direction on the proposed consolidated planning process, including the combination of citizen participation efforts referenced above. The Community Development Grants Commission and Housing Advisory Commission held a joint-study session on March 18, 2020 (held virtually due to the COVID-19 Emergency Declaration) to review the goals and strategies recommended in the Strategic Plan.

CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Internet Outreach	Non-targeted, broad community	Consolidated Plan 30-day public comment period and public hearing notification. Response: TBD	TBD	All comments were accepted.	https://www.ci.medford.or.us/Page.asp?NavID=4299
2	Newspaper Ad	Non-targeted, broad community	Consolidated Plan 30-day public comment period and public hearing notification. Response: TBD	TBD	All comments were accepted.	N/A
3	Listening Session[2]	Non-targeted, broad community	A total of 23 organizations were represented.	Responses provided the City with key insight into community needs as well as direction in the prioritization of CDBG funding.	All comments were accepted.	http://www.ci.medford.or.us/Page.asp?NavID=4378
4	Community Needs	Non-targeted, broad community	A total of 817 people completed the survey.	Of the total responses, 698 were received and accepted. These responses provided	Of the total responses, 119 were not accepted as respondents did not	www.cityofmedford.org/communitysurvey

[2] See Appendix C for more information.

	Assessment Survey[3]			City staff with direction in the prioritization of CDBG funding.	live or work in the City of Medford.	

Exhibit 4. Citizen Participation Outreach

Source: City of Medford.

[3] See Appendix B for more information.

NEEDS ASSESSMENT

NA-05 NEEDS ASSESSMENT OVERVIEW

NA-05 and the following nine sub-sections comprise the Needs Assessment element of this Consolidated Plan. The purpose of this element is to provide analysis for and describe the state of Medford's affordable housing and community development needs. The analysis assesses the number of households experiencing a range of housing problems (such as cost burdening, overcrowding, etc.) to better understand Medford's most pressing needs. This section also assesses disproportionate impacts on households by race/ethnicity, the characteristics of public housing residents, and homeless and non-homeless community development needs.

To inform this Needs Assessment, this element examines public data from a range of sources, including:

- US Census Bureau's Decennial Census
- US Census Bureau's American Community Survey (ACS)
- US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS)
- Oregon Department of Housing and Community Services Point-in-Time (PIT) Homeless Count
- Public Housing Authority of Jackson County Inventory Management System (IMS)/ PIH Information Center (PIC)
- City of Medford Homeless System Action Plan

Each subsection presents relevant data for a variety of needs assessment topics and then concludes with a discussion.

NA-10 HOUSING NEEDS ASSESSMENT – 24 CFR 91.205 (A, B, C)

SUMMARY OF HOUSING NEEDS

This section presents an analysis of Medford's households to describe their most pressing housing needs. In general, it uses CHAS data (2012–2016) to describe the magnitude of housing needs in Medford.

Between 2000 and 2018, Medford's population grew by 27%. It added 16,897 new residents, at an average annual growth rate of 1.3%. In this same time, Medford added over 6,500 new households (Exhibit 5). On average, and in this time, inflation-adjusted median household incomes *decreased* by 10%, while housing costs *increased* by 85% for homeowners (value of home used as proxy) and 51% for renters.

Common housing problems considered in a consolidated plan include cost burden, overcrowding, or substandard housing. This analysis finds that the most common housing problem for households in Medford is cost burden and, in particular, severe cost burden. This problem is especially acute for renter households.

- **Cost Burden[4]**
    - About 12,835 households in Medford earn less than 80% of HAMFI.[5] Of these households, 6,325 (49%) are cost-burdened renters and 2,460 (19%) are cost-burdened owners. In total, 8,785 households in this income group (68%) are cost burdened.
    - About 3,605 households in Medford earn less than 30% of HAMFI. These are the households with the lowest income, and they are particularly at risk of becoming homeless. Of these households, 2,205 (61%) are cost-burdened renters and 490 (14%) are cost-burdened owners. In total, 2,695 households in this income group (75%) are cost burdened.
- **Severe Cost Burden[6] (subset of cost burden)**
    - About 12,835 households in Medford earn less than 80% of HAMFI. Of these households, 3,830 (30%) are cost-burdened renters and 1,320 (10%) are cost-burdened owners. In total, 5,150 households in this income group (40%) are severely cost burdened.
    - About 3,605 households in Medford earn less than 30% of HAMFI. Of these households, 2,090 (58%) are cost-burdened renters and 420 (12%) are cost-

[4] *Cost burden:* spending more than 30% of household income on housing costs.
[5] HAMFI is the HUD-Adjustment area median family income.
[6] *Severe cost burden:* spending more than 50% of household income on housing costs.

burdened owners. In total, 2,510 households in this income group (70%) are severely cost burdened.

The next most pressing housing problem in Medford is overcrowding and severe overcrowding. Of the households earning less than 80% of HAMFI (12,835 households), about 780 (6%) are living in an overcrowded/severely overcrowded housing situation. The rate of households experiencing overcrowding/severe overcrowding is not nearly as large as the rate of households experiencing cost burden/severe cost burden.

HOUSEHOLD DEMOGRAPHICS AND KEY ATTRIBUTES

This section presents key demographic data to inform the assessment of housing problems presented in this section and summarized above.

Demographics	Base Year: 2000	Most Recent Year: 2014–2018	Change	
			%	#
Population	63,154	80,051	27%	16,897
Households	25,093	31,655	26%	6,562
Median Income	$52,693	$47,567	-10%	-$5,126

Exhibit 5. Selected Demographics, Medford, 2000 and 2014–2018 (in 2018 Inflation-Adjusted Dollars)

Data Source: 2000 Census (Base Year), Tables HCT012, DP-1, and P001; US Census Bureau, 2014–2018 ACS 5-Year Estimates (Most Recent Year), Tables S1901, B25002, and B01003.

Note: Median Income for 2000 is inflation adjusted to 2018 dollars.

Households	Households by HAMFI				
	0–30%	30–50%	50–80%	80–100%	>100%
Total Households *	**3,605**	**3,960**	**5,270**	**3,160**	**9,840**
Small Family Households *	1,390	1,395	1,975	1,235	6,505
Large Family Households *	160	305	430	220	820
Household Contains at Least One Person 62–74 Years of Age	670	720	830	655	3,300
Household Contains at Least One Person Age 75 or Older	345	645	1,210	520	1,740
Households with One or More Children 6 Years Old or Younger *	960	890	1,095	385	1,970

Exhibit 6. Total Households by Median Household Income, Medford, 2012–2016

Data Source: CHAS 2012–2016, Tables 5, 13, and 7.

Median household income decreased in Medford by 10%, as shown in Exhibit 5. The map in Exhibit 7 shows median household income across Medford. The highest-income areas are concentrated on the east side of Medford.

Exhibit 8 shows the percent of households in poverty, with the highest concentrations of households below the poverty line in the center of Medford.

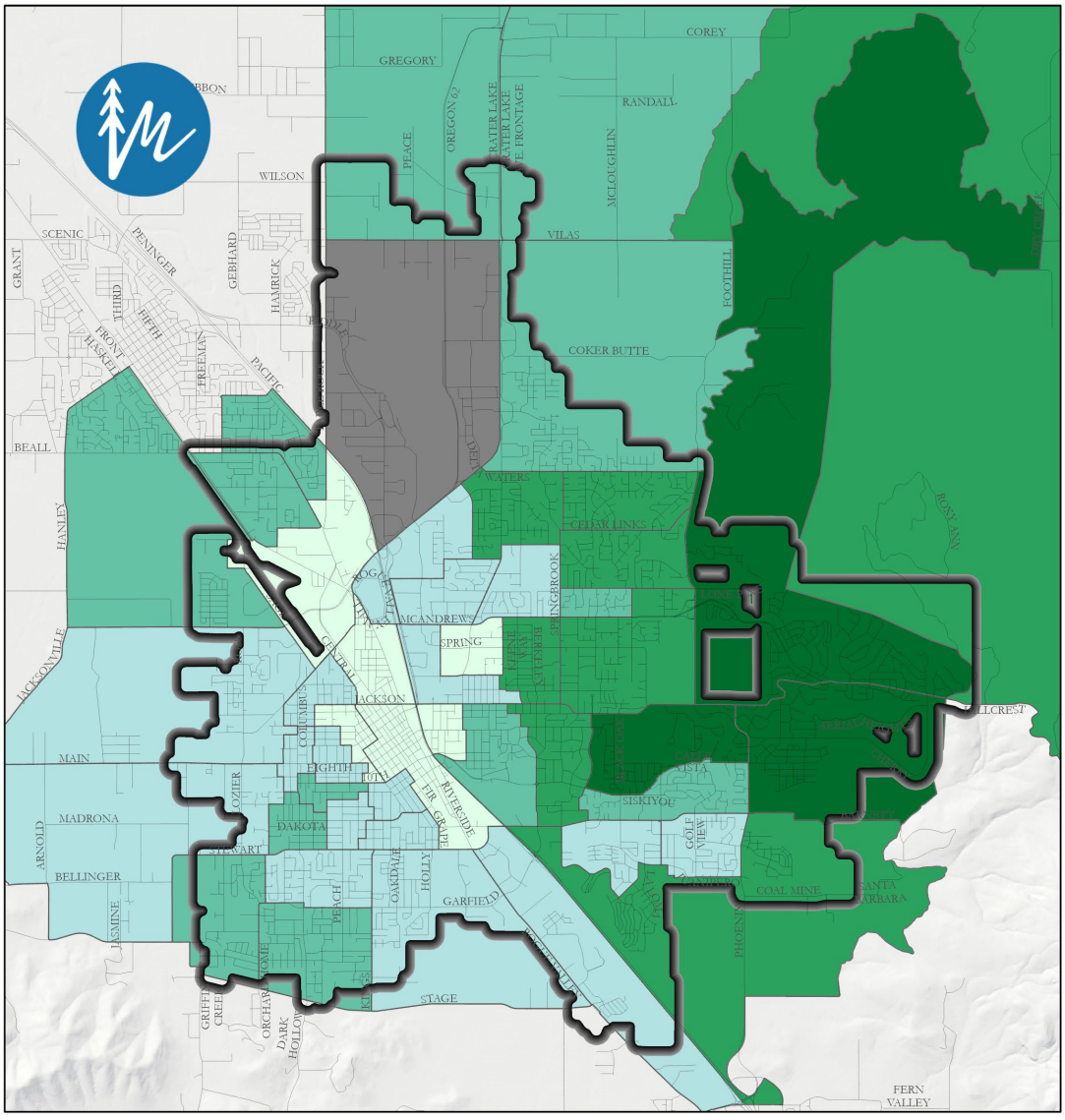

Exhibit 7. Median Household Income, Medford, 2014–2018

Source: Rogue Valley Council of Governments.

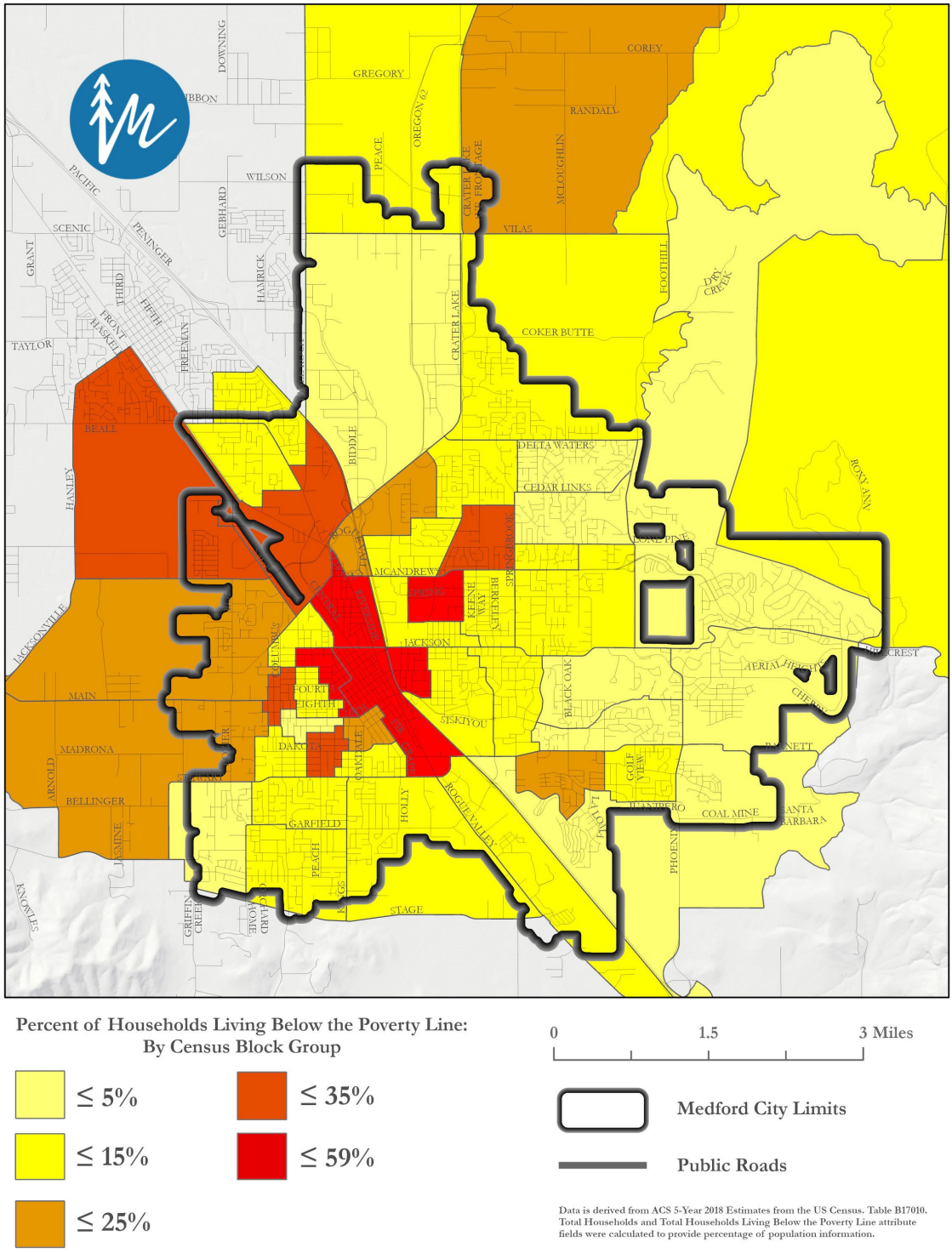

Exhibit 8. Percent of Households Living in Poverty, Medford, 2014–2018

Source: Rogue Valley Council of Governments.

HOUSING PROBLEMS

This section presents data to assess the magnitude of housing problems experienced by households in Medford. The primary housing problems assessed in this section are defined below:

- *Housing cost burden.* A household spends more than 30% of income on housing-related costs. About 75% of households earning less than 80% of HAMFI in Medford are cost burdened, with 79% of renter households and 66% of homeowner households cost burdened.
- *Severe housing cost burden.* A household spends more than 50% of income on housing-related costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities. About 44% of households earning less than 80% of HAMFI in Medford are severely cost burdened, with 48% of renter households and 34% of homeowner households severely cost burdened.
- *Substandard housing.* Housing units that lack either a complete kitchen (sink with piped water, a range or stove, or a refrigerator) or plumbing facilities (hot and cold-water piping, flush toilet, and a bathtub or shower). About 1.9% of households earning less than 80% of HAMFI in Medford live in substandard housing, with 2.5% of renter households and 0.8% of homeowner households living in substandard housing.
- *Overcrowding.* Households with 1.01 to 1.5 people per room. About 4% of households earning less than 80% of HAMFI in Medford are overcrowded, with 5% of renter households and 2% of homeowner households overcrowded.
- *Severe overcrowding.* Households with more than 1.5 people per room. About 2.1% of households earning less than 80% of HAMFI in Medford are severely overcrowded, with 2.8% of renter households and 0.6% of homeowner households severely overcrowded.
- *Zero/negative income.* Occurs when individuals or households have no income or negative income. If these households have housing costs, they would be calculated at 100%. About 1.6% of households earning less than 80% of HAMFI in Medford have zero or negative income, with 1.4% of renter households and 1.9% of homeowner households having zero or negative income.

Exhibit 9 through Exhibit 16 present information about each of these housing problems in Medford. This section concludes with a discussion of key findings related to this section.

HOUSING PROBLEMS 1 (HOUSEHOLDS WITH ONE OF THE LISTED NEEDS)

Number of Households by Attribute	Renter Households by HAMFI					Owner Households by HAMFI				
	0-30%	30–50%	50–80%	>80%	Total	0-30%	30–50%	50–80%	>80%	Total
Substandard Housing	45	90	85	30	**250**	15	0	15	0	**30**
Severely Overcrowded	190	45	15	0	**250**	0	0	25	0	**25**
Overcrowded (but not severely overcrowded)	115	190	125	55	**485**	0	0	75	60	**135**
Severe Housing Cost Burden	2,090	1,420	320	0	**3,830**	420	390	510	160	**1,480**
Housing Cost Burden (but not severely cost burdened)	115	835	1,545	350	**2,845**	70	450	620	470	**1,610**
Zero/Negative Income	125	0	0	0	**125**	75	0	0	0	**75**

Exhibit 9. Housing Problems 1, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 3.

HOUSING PROBLEMS 2

Exhibit 10 presents the number of households with one or more **severe** housing problems. The severe housing problems evaluated are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) severe overcrowding, and (4) severe cost burden.

Number of Households by Attribute	Renter Households by HAMFI					Owner Households by HAMFI				
	0–30%	30–50%	50–80%	>80%	Total	0–30%	30–50%	50–80%	>80%	Total
Has 1 or more of the 4 housing problems	2,440	1,745	545	85	**4,815**	435	390	625	220	**1,670**
Has none of the 4 housing problems	330	530	70	285	**1,215**	310	8,580	2,505	1,005	**12,400**
Negative income, but none of the other housing problems	125	0	0	0	**125**	75	0	0	0	**75**

Exhibit 10. Housing Problems 2, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 5.

Exhibit 11 and Exhibit 12 display the share of single-family and multifamily housing units by census tract to illustrate where concentrations of different housing types are located.

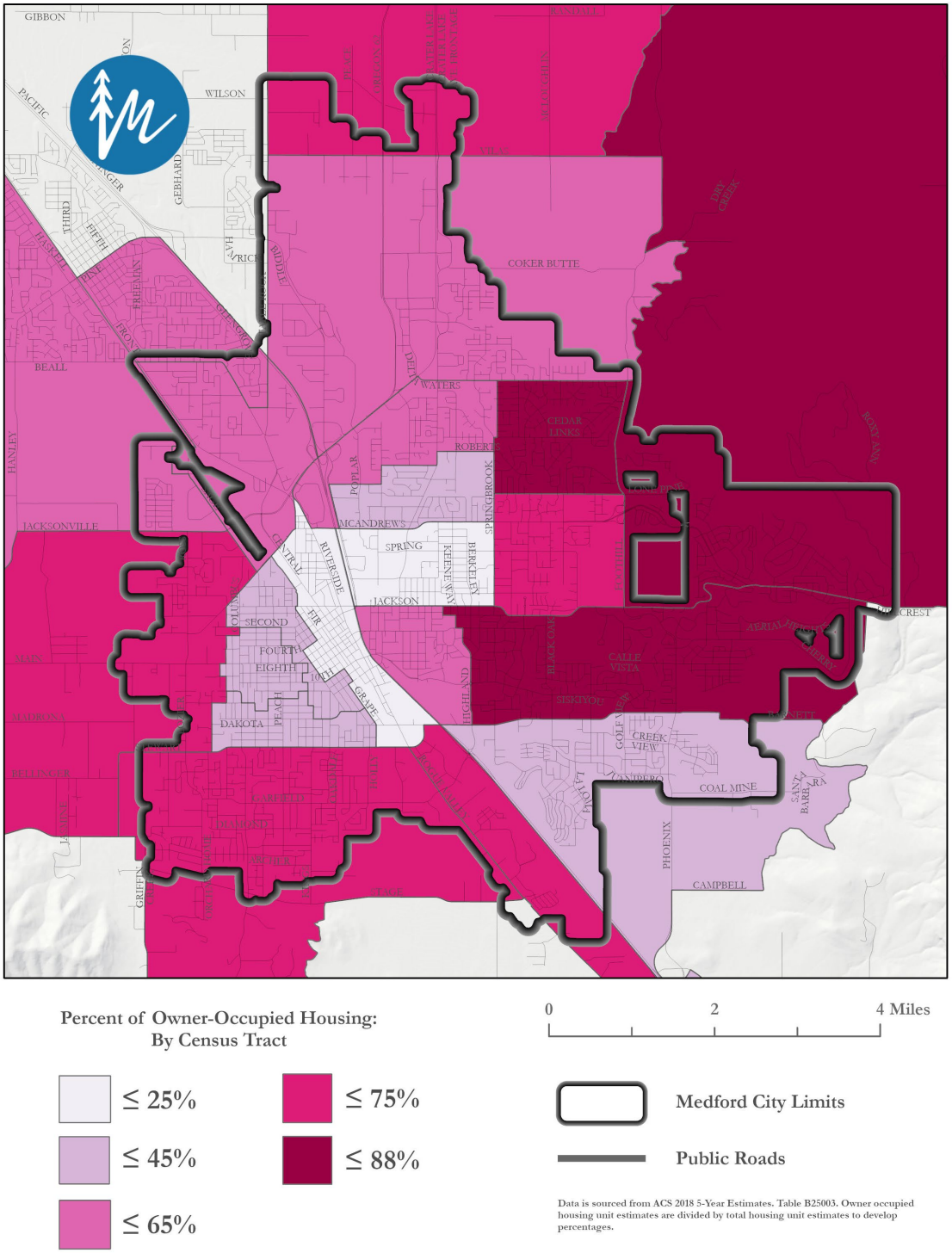

Exhibit 11. Percent Owner-Occupied Housing, Medford, 2014–2018

Source: Rogue Valley Council of Governments.

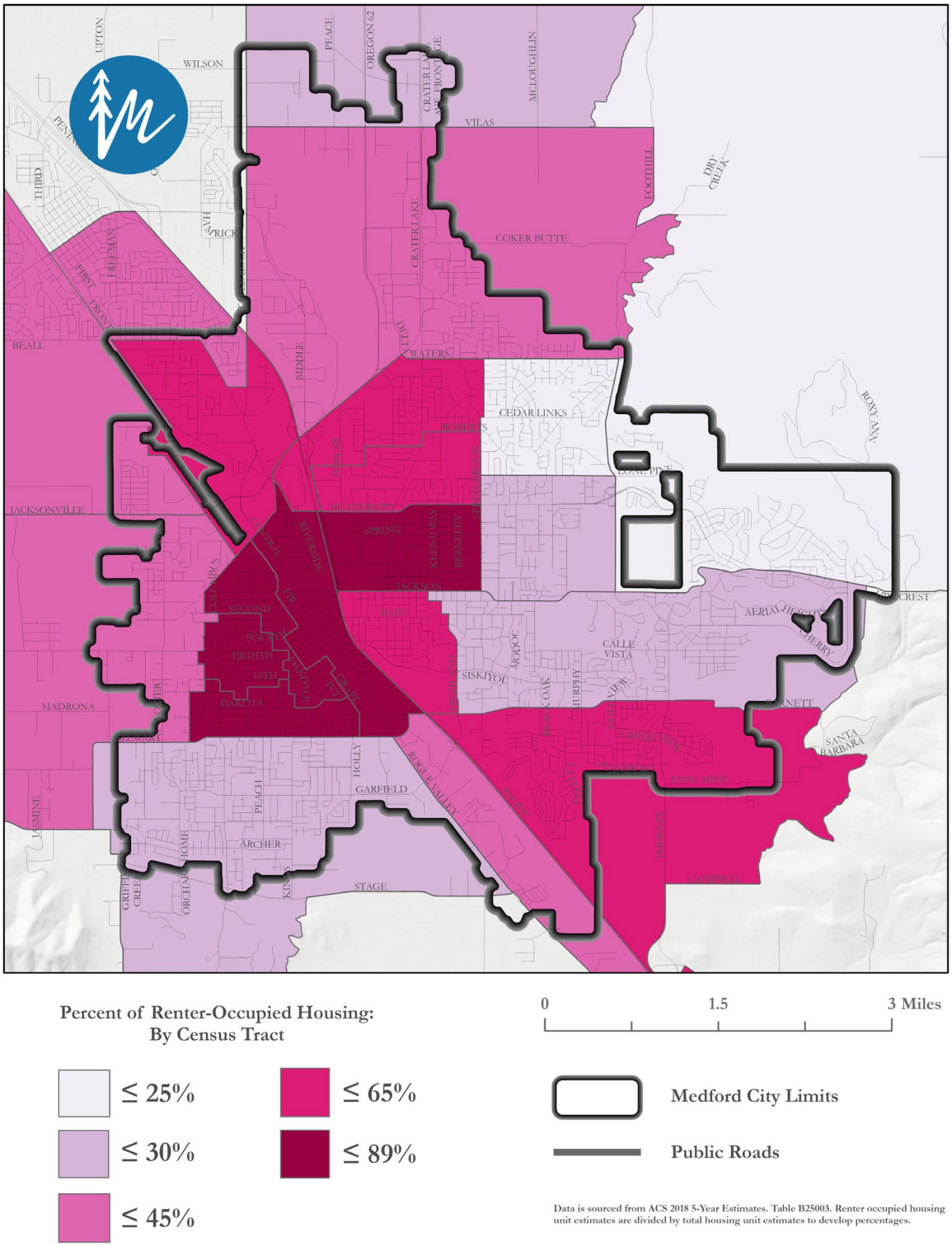

Exhibit 12. Percent Renter-Occupied Housing, Medford, 2014–2018

Source: Rogue Valley Council of Governments.

COST BURDEN (>30% OF INCOME SPENT ON HOUSING COSTS)

Number of Cost-Burdened Households by Attribute	Renter Households by HAMFI				Owner Households by HAMFI			
	0–30%	30–50%	50–80%	Total	0–30%	30–50%	50–80%	Total
Small Family (Related)	1,045	1,055	815	**2,915**	204	240	535	**979**
Large Family (Related)	135	210	89	**434**	20	29	145	**194**
Elderly	504	520	550	**1,574**	254	455	375	**1,084**
Other	855	785	510	**2,150**	20	115	180	**315**
Total Households	**2,539**	**2,570**	**1,964**	**7,073**	**498**	**839**	**1,235**	**2,572**

Exhibit 13. Cost-Burdened Households by Tenure and Income Level, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 7.

SEVERE COST BURDEN (>50% OF INCOME SPENT ON HOUSING COSTS)

Number of Severely Cost-Burdened Households by Attribute	Renter Households by HAMFI				Owner Households by HAMFI			
	0–30%	30–50%	50–80%	Total	0–30%	30–50%	50–80%	Total
Small Family (Related)	1,020	495	115	**1,630**	200	100	230	**530**
Large Family (Related)	110	90	4	**204**	10	25	50	**85**
Elderly	460	330	245	**1,035**	205	205	170	**580**
Other	790	590	35	**1,415**	20	60	75	**155**
Total Households	**2,380**	**1,505**	**399**	**4,284**	**435**	**390**	**525**	**1,350**

Exhibit 14. Severely Cost-Burdened Households by Tenure and Income Level, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 7.

HOUSEHOLD CROWDING (MORE THAN ONE PERSON PER ROOM)

Number of Households with Crowding by Attribute	Renter Household by HAMFI					Owner Households by HAMFI				
	0–30%	30–50%	50–80%	>80%	Total	0–30%	30–50%	50–80%	>80%	Total
Single-Family Households	285	220	115	50	670	0	0	85	40	125
Multiple, Unrelated Family Households	10	0	25	4	39	0	0	15	20	35
Other, Nonfamily Households	4	15	0	0	19	0	0	0	0	0
Total (#)	**299**	**235**	**140**	**54**	**728**	**0**	**0**	**100**	**60**	**160**
Total (%)	**34%**	**26%**	**16%**	**6%**	**82%**	**0%**	**0%**	**11%**	**7%**	**18%**

Exhibit 15. Household Crowding by Tenure and Income Level, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 10.

HOUSEHOLD CROWDING WITH CHILDREN PRESENT

Data for household crowding with presence of children is not available in the CHAS datasets.

Number of Households with Crowding by Attribute	Renter Household by HAMFI				Owner Households by HAMFI			
	0–30%	30–50%	50–80%	Total	0–30%	30–50%	50–80%	Total
Households with Children Present	*	*	*	*	*	*	*	*

Exhibit 16. Household Crowding with Children Present, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 13.

* Note: Data for household crowding with presence of children is not available in the CHAS datasets.

ASSESSMENT QUESTIONS

DESCRIBE THE NUMBER AND TYPE OF SINGLE-PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE.

According to ACS data, Medford had 9,173 single-person households (29% of all households) in the 2014–2018 period. Of these households, 5,529 were renters (60%) and 3,644 were homeowners (40%). The median household income of single-person households was about $27,000, approximately 57% of the median income for all households in Medford. Roughly 1,865 single-person households (20%) were living in poverty.

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE WHO ARE DISABLED OR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, AND STALKING.

Per the 2014–2018 ACS, 16% of the civilian, noninstitutionalized population of Medford had a disability (12,517 people). Of those individuals with a disability, 23% (or 2,737 people) were below the poverty line. As summarized below, disabilities reported in Medford increased with age:

- Aged 5 and under: **0%** of this cohort were reported to have disabilities
- Aged 5 to 17: **7%** of this cohort were reported to have disabilities
- Aged 18 to 64: **14%** of this cohort were reported to have disabilities
- Aged 65 and older: **38%** of this cohort were reported to have disabilities

According to the "Striving to Meet the Need: Summary of Services Provided by Sexual and Domestic Violence Programs in Oregon,"[7] there was a total of 3,844 sexual and domestic violence reports in Jackson County in 2017. Of these reports, 57% were related to domestic violence, 2% were related to stalking, 5% were related to sexual assault, and 37% were related to another similar incident. A total of 288 people received shelter via a domestic violence program during 2017, including 122 children and teenagers. Adults stayed a total of 3,835 shelter nights and children/teenagers stayed a total of 2,680 shelter nights.

WHAT IS THE MOST COMMON HOUSING PROBLEM?

By far, the most common housing problem in Medford is cost burden. About 75% of Medford's households earning less than 80% of HAMFI are cost burdened. Medford's households with the lowest incomes are the ones most impacted by this problem. According to CHAS data, 75% of households in the 0–30% of HAMFI income category had a cost burden rate of 30% or greater, and 70% had a severe cost burden rate of 50% or greater.

[7] Oregon Department of Human Services Child Safety Unit (May 2018). Striving to Meet the Need: Summary of Services Provided by Sexual and Domestic Violence Programs in Oregon.

Across all income categories, we find that *renters* are particularly impacted by cost burden. When we measure the magnitude of need, we find that renter households earning less than 30% of HAMFI are burdened disproportionately. Over 2,200 renter households in this income category are cost burdened/severely cost burdened; these households are at risk of homelessness.

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

Yes. Lower-income households, particularly renter households earning less than 30% of HAMFI, are more affected than others by housing cost burden problems. Similarly, renter households earning less than 50% of HAMFI, are more likely to experience overcrowding problems.

Across all income categories and for both renter and owner-occupied housing, small households (two-persons) with related individuals are more likely to be cost burdened/severely cost burdened than large households (five or more persons) with related individuals. Across all income categories, elderly households that rent are slightly more likely to be cost burdened/severely cost burdened than elderly households who own their housing unit.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME (ESPECIALLY EXTREMELY LOW-INCOME) INDIVIDUALS AND FAMILIES WITH CHILDREN WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205[C]/91.305[C]). ALSO, DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID REHOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE.

Low-income individuals and families who are currently housed but at risk of homelessness are struggling greatly. These households span all types, including individuals living alone, small families, large families, and the elderly. While not a long-term solution, some households have relatives or friends with whom they can double up with to avoid sheltered/unsheltered homelessness.

Different households, particularly those who are extremely low-income, need a wide variety of assistance types to meet the spectrum of housing needs that are currently present in Medford. While many households share a common experience—the growing challenge of paying for housing costs—there is not a one-size-fits-all solution. Some may need job training to help them transition into better paying professions. Some may need access to medical clinics that provide low or no-cost care. Others need mortgage/rental assistance, utility assistance, or rent subsidies. Others still may need social services that help absorb costs that might redirect funds dedicated to housing (e.g., food stamps, clothing vouchers, etc.).

Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and

rent subsidies help meet the housing needs of households returning from homelessness. Job training assistance programs are also needed to help with longer-term performance. Other social services are needed on occasion as circumstances demand (e.g., counseling, medical treatment, etc.).

IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES:

Oregon's Point-in-Time (PIT) homelessness count is the method used to generate at-risk population estimates. It provides the estimates of the various categories of homeless individuals and families. The operational definitions of the at-risk populations are:

- *Chronic homeless:* An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years.
- *Veterans:* A former member of the Armed Forces of the United States (Army, Navy, Air Force, Marine Corps, and Coast Guard).
- *Families with children:* All persons living in the same household who are related by birth, marriage, or adoption with presence of children.
- *Families without children:* All persons living in the same household who are related by birth, marriage, or adoption without presence of children.
- *Individuals:* A single person distinct from a group, class, or family.
- *Unaccompanied children:* Person(s) 17 years of age or younger who have been separated from parents, relatives, or guardians.

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS.

Housing characteristics linked with housing instability and increased risk of homelessness include high housing costs or costs increasing at an unsustainable rate (which leads to eviction or cost burden), lack of affordable housing of all sizes (including government subsidized housing), lack of accessible (ADA) housing, and housing in poor/substandard conditions.

DISCUSSION (NA-10)

Cost burden/severe cost burden is the most common housing problem across all lower-income households in Medford, both renter and owner. In the case of Medford, the lower the household income, the more extreme the cost burden. Lower-income households are particularly susceptible to the financial impacts of housing because they are less likely to have savings that can serve as a monetary buffer in unexpected events. Many of these households earning less than 30% of HAMFI are at risk of homelessness where any sudden and unexpected financial demands can tip the scales, forcing them from their homes. These

demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job.

While the magnitude is not as extreme, overcrowding is also a problem in many lower-income households. There is also some concern regarding the lack of complete plumbing and kitchen facilities in rental units, but these conditions are not widespread. As a proxy for housing condition, lack of complete kitchen or plumbing facilities does not tell the entire story. However, many units with complete kitchen and plumbing facilities may still not be habitable.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

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

This section assessed the following housing problems:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing facilities.
- Household is overcrowded by more than one person per room (not including bathrooms, porches, foyers, halls, or half rooms).
- Household is cost burdened, paying more than 30% of its income on housing costs.

To provide context for this section (NA-15) and following sections (NA-20, NA-25, and NA-30), the following summarizes the racial/ethnic distribution of the Medford community using 2014–2018 ACS data:

- **Race:** 11% of the population identifies as nonwhite and 89% of the population identifies as white. Of the population identifying as nonwhite, 4.7% identifies as two or more races, 1.7% identifies as some other race, 1.5% identifies as American Indian/Alaska Native, 1.5% identifies as Asian, 0.8% identifies as black/African American, and 0.7% identifies as Native Hawaiian/Pacific Islander.
- **Ethnicity**: 84% of the population identifies as non-Hispanic and 16% of the population identifies as Hispanic

The analysis in this section showed that in Medford the following percent of households had one or more of the four housing problems:

- 67% of all households in Medford earning less than 100% of HAMFI had one or more of the four housing problems
- By race/ethnicity, the following percent of households had one or more of the four housing problems:
    - 65% of white households
    - 96% of black or African American households
    - 82% of Asian households
    - 51% of American Indian, Alaska Native households
    - 100% of Pacific Islander households
    - 96% of "other race" households
    - 73% of Hispanic (of any race) households

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**3,054**	**350**	**198**
White	2,285	320	190
Black or African Am.	90	0	4
Asian	20	0	0
Am. Indian, Alaska Native	34	0	0
Pacific Islander	20	0	0
Another Race	110	0	0
Hispanic (of Any Race)	495	30	4

Exhibit 17. Housing Problems by Race/Ethnicity, Households Earning 0–30% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 1.

Note: The four housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**3,405**	**555**	**250**
White	2,540	445	210
Black or African Am.	0	0	0
Asian	15	0	0
Am. Indian, Alaska Native	0	4	0
Pacific Islander	20	0	0
Another Race	180	0	0
Hispanic (of Any Race)	650	105	0

Exhibit 18. Housing Problems by Race/Ethnicity, Households earning 30–50% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 1.

Note: The four housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**3,330**	**1,940**	**0**
White	2,720	1,720	0
Black or African Am.	0	0	0
Asian	45	15	0
Am. Indian, Alaska Native	0	4	0
Pacific Islander	20	0	0
Another Race	45	4	0
Hispanic (of Any Race)	505	195	0

Exhibit 19. Housing Problems by Race/Ethnicity, Households earning 50–80% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 1.

Note: The four housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**1,120**	**2,035**	**0**
White	910	1,710	0
Black or African Am.	0	0	0
Asian	35	10	0
Am. Indian, Alaska Native	0	25	0
Pacific Islander	15	0	0
Another Race	125	15	0
Hispanic (of Any Race)	35	275	0

Exhibit 20. Housing Problems by Race/Ethnicity, Households earning 80–100% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 1.

Note: The four housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

DISCUSSION (NA-15)

Housing problems data by race/ethnicity were presented in Exhibit 17 through Exhibit 20. This section summarizes key findings of those exhibits. Specifically, this section identifies the instances when the members of a given racial/ethnic group (at any income level) experienced housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

- About 85% of households **earning 0–30% of HAMFI** in Medford have at least one of the four selected housing problems. Households in this income category that identified as black/African American showed a disproportionally greater need at 96%, compared to the average of 85% in this income group for Medford as a whole (11 percentage points greater). Households that identified as Asian, American Indian/Alaska Native, Pacific Islander, and "other race" also showed a disproportionate need at 100%, compared to the average of 85% in this income group for Medford as a whole (15 percentage points greater). (Exhibit 17)

- About 81% of households **earning 30–50% of HAMFI** in Medford have at least one of the four selected housing problems. Households in this income category that identified as Asian, Pacific Islander, or "other race" showed a disproportionally greater need at 100%, compared to the average of 81% in this income group for Medford as a whole (19 percentage points greater). (Exhibit 18)

- About 63% of households **earning 50–80% of HAMFI** in Medford have at least one of the four selected housing problems. Households in this income category that identified as Asian, "other race," and Pacific Islander showed a disproportionately greater need at 75%, 92%, and 100% respectively, compared to the average of 63% this income group for Medford as a whole (12, 29, and 37 percentage points greater). (Exhibit 19)

- About 35% of households **earning 80–100% of HAMFI** in Medford have at least one of the four selected housing problems. Households in this income category that identified as Asian, "other race," and Pacific Islander showed a disproportionately greater need at 78%, 89%, and 100% respectively, compared to the average of 35% of households in this income group for Medford as a whole (42, 54, and 65 percentage points greater). (Exhibit 20)

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Per HUD regulations 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for "disproportionately greater need." In this instance, a disproportionately greater need exists when the members of a racial/ethnic group (at various income levels) experience **severe** housing problems at a greater rate (10 percentage points or more) than the population as a whole.

This section assessed the following **severe** housing problems:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing facilities.
- Household is overcrowded by more than 1.5 person per room (not including bathrooms, porches, foyers, halls, or half rooms).
- Household is severely cost burdened, paying more than 50% of its income on housing costs.

The analysis in this section showed that in Medford the following percent of households had one or more of the four severe housing problems:

- 40% of all households in Medford earning 100% of HAMFI or less had one or more of the four severe housing problems
- By race and ethnicity, the following percent of households had one or more of the four severe housing problems:
    - 38% of white households
    - 91% of black or African American households
    - 61% of Asian households
    - 45% of American Indian, Alaska Native households
    - 100% of Pacific Islander households
    - 57% of "other race" households
    - 45% of Hispanic (of any race) households

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**2,870**	**535**	**200**
White	2,130	475	190
Black or African Am.	85	4	4
Asian	20	0	0
Am. Indian, Alaska Native	30	4	0
Pacific Islander	20	0	0
Another Race	110	0	0
Hispanic (of Any Race)	480	45	4

Exhibit 21. Severe Housing Problems by Race/Ethnicity, Households earning 0–30% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 2.

Note: The four severe housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than 1.5 persons per room, and (4) cost burden over 50%.

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**2,130**	**1,840**	**0**
White	1,560	1,425	0
Black or African Am.	0	0	0
Asian	15	0	0
Am. Indian, Alaska Native	0	4	0
Pacific Islander	20	0	0
Another Race	440	310	0
Hispanic (of Any Race)	90	90	0

Exhibit 22. Severe Housing Problems by Race/Ethnicity, Households earning 30–50% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 2.

Note: The four severe housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than 1.5 persons per room, and (4) cost burden over 50%.

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**1,170**	**4,100**	**0**
White	945	3,495	0
Black or African Am.	0	0	0
Asian	15	45	0
Am. Indian, Alaska Native	0	4	0
Pacific Islander	20	0	0
Another Race	0	50	0
Hispanic (of Any Race)	190	505	0

Exhibit 23. Severe Housing Problems by Race/Ethnicity, Households earning 50–80% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 2.

Note: The four severe housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than 1.5 persons per room, and (4) cost burden over 50%.

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household Has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**300**	**2,855**	**0**
White	195	2,420	0
Black or African Am.	0	0	0
Asian	35	10	0
Am. Indian, Alaska Native	0	25	0
Pacific Islander	15	0	0
Another Race	0	55	0
Hispanic (of Any Race)	55	350	0

Exhibit 24. Severe Housing Problems by Race/Ethnicity, Households earning 80–100% of HAMFI, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 2.

Note: The four severe housing problems are: (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than 1.5 persons per room, and (4) cost burden over 50%.

DISCUSSION (NA-20)

Severe housing problems data by race/ethnicity were presented in Exhibit 21 through Exhibit 24. This section summarizes key findings of those exhibits. Specifically, this section identifies the instances when the members of a given racial/ethnic group (at any income level) experienced **severe** housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

- About 80% of households **earning 0–30% of HAMFI** in Medford have at least one of the four severe housing problems. Households in this income category that identified as black/African American and Hispanic (of any race) showed a disproportionally greater need at 91%, compared to the average of 80% in this income group for Medford as a whole (11 percentage points greater). Households that identified as Asian, Pacific Islander, and "other race" also showed a disproportionate need at 100%, compared to the average of 80% for this income group in Medford as a whole (20 percentage points greater). (Exhibit 21)

- About 54% of households **earning 30–50% of HAMFI** in Medford have at least one of the four severe housing problems. Households in this income category that identified as Asian and Pacific Islander showed a disproportionally greater need at 100%, compared to the average of 54% for this income group in Medford as a whole (46 percentage points greater). (Exhibit 22)

- About 22% of households **earning 50–80% of HAMFI** in Medford have at least one of the four severe housing problems. Households in this income category that identified as Pacific Islander showed a disproportionately greater need at 100%, compared to the average of 22% for this income group in Medford as a whole (78 percentage points greater). (Exhibit 23)

- About 10% of households **earning 80–100% of HAMFI** in Medford have at least one of the four severe housing problems. Households in this income category that identified as Asian or Pacific Islander showed a disproportionately greater need at 78% and 100% respectively, compared to the average of 10% for this income group in Medford as a whole (68 and 90 percentage points greater). (Exhibit 24)

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Using 2012–2016 CHAS data, this section looks at housing cost burden at varying degrees for households (by race and ethnicity) in Medford. The degrees of cost burden assessed below are:

- **Not cost burdened:** Households that spend 30% or less of their household income on housing costs
- **Cost burdened, but not severely cost burdened:** Households that spend between 30% and 50% of their household income on housing costs
- **Severely cost burdened:** Households that spend 50% or more of their household income on housing costs

The analysis in this section showed that in Medford the following percent of households were cost burdened:

- 40% of all households in Medford were cost burdened
- By race and ethnicity, the following percent of households were cost burdened:
    - 38% of white households
    - 72% of black or African American households
    - 49% of Asian households
    - 18% of American Indian, Alaska Native households
    - 43% of Pacific Islander households
    - 59% of "other race" households
    - 56% of Hispanic (of any race) households

HOUSING COST BURDEN

Housing Cost Burden	≤ 30%	30–50%	> 50%	Zero or Negative Income (Not Computed)
Jurisdiction as a Whole	**17,635**	**6,137**	**5,995**	**213**
White	15,605	4,980	4,710	205
Black or African Am.	30	4	85	4
Asian	155	65	85	0
Am. Indian, Alaska Native	155	8	25	0
Pacific Islander	80	0	60	0
Another Race	295	195	225	0
Hispanic (of Any Race)	1,315	885	805	4

Exhibit 25. Degrees of Housing Cost Burden for Households by Race/Ethnicity, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 9.

DISCUSSION (NA-25)

Using the data presented in Exhibit 25, this section identifies instances when members of a given racial/ethnic group experienced housing cost burden at a rate disproportionately greater than the jurisdiction as a whole (defined as 10 percentage points or more).

Of Medford's nearly 30,000 households, approximately 40% were either cost burdened or severely cost burdened in the 2012–2016 period. Households that identified as Hispanic, "other race," and black/African American experienced cost burden/severe cost burden at a disproportionately greater rate than the jurisdiction as a whole (16, 18, and 32 percentage points greater, respectively).

NA-30 DISPROPORTIONATELY GREATER NEED – 91.205(B)(2)

DISCUSSION (NA-30)

ARE THERE ANY INCOME CATEGORIES IN WHICH A RACIAL/ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED THAN THE NEEDS OF THAT INCOME CATEGORY AS A WHOLE?

Yes. In each income category, there are racial/ethnic groups that experience housing problems at a rate disproportionate to Medford as a whole:

- *Households earning 0–30% of HAMFI:* Households that identify as black/African American, Asian, American Indian/Alaska Native, Pacific Islander, and "other race" are more likely to experience one or more housing problems, including *severe* housing problems, compared to the jurisdiction as a whole. Households that identify as Asian, Pacific Islander, and "other race" are also more likely to experience one or more *severe* housing problems, compared to the jurisdiction as a whole.
- *Households earning 30–50% of HAMFI:* Households that identify as Asian, Pacific Islander, or "other race" are more likely to experience one or more housing problems, compared to the jurisdiction as a whole. Asian and Pacific Islander–identifying households are also more likely to experience one or more *severe* housing problems, compared to the jurisdiction as a whole.
- *Households earning 50–80% of HAMFI:* Households that identify as Asian, Pacific Islander, or "other race" are more likely to experience one or more housing problems, compared to the jurisdiction as a whole. Pacific Islander–identifying households are also more likely to experience one or more *severe* housing problems, compared to the jurisdiction as a whole.
- *Households earning 80–100% of HAMFI:* Households that identify as Asian, Pacific Islander, or "other race" are more likely to experience one or more housing problems than the jurisdiction as a whole. Asian and Pacific Islander–identifying households are also more likely to experience one or more *severe* housing problems, compared to the jurisdiction as a whole.

Although households that identify as Asian, and Native Hawaiian/Pacific Islander comprise roughly 2.2% of the population in Medford, they tend to be the households experiencing housing problems at a disproportionate rate compared to Medford as a whole.

IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

These groups need access to housing at price points that do not put these households into cost-burdened situations. Access to government subsidized housing, housing choice vouchers, or other forms of housing assistance would benefit these impacted households. Access to better paying jobs may also benefit these households.

ARE ANY OF THOSE RACIAL/ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

Medford has three census tracts with a concentration of individuals identifying as Hispanic/Latino. Concentration is defined as 24% of the population or greater. The census tracts with a concentration of Hispanic/Latinos are Census Tract 1 (Liberty Park Neighborhood and Downtown area, 39%), Census Tract 2.02 (Union Park Neighborhood, 34%), and Census Tract 2.03 (Washington School Neighborhood, 25%).

NA-35 PUBLIC HOUSING – 91.205(B)

The Jackson County Housing Authority maintains 30 moderate rehabilitation (mod-rehab) housing units (of which 27 are in use) and administers 2,285 Section 8 vouchers, almost all of which are tenant based (and of which 2,258 are in use). Over 200 of the vouchers are special purpose Veterans Affairs Supportive Housing (VASH) vouchers.

TOTALS IN USE

Program Type									
				Vouchers					
	Certificate	Mod-Rehab	Public Housing	Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
No. of units or vouchers in use	0	27	0	2,258	131	1,913	214	0	0

Exhibit 26. Public Housing by Program Type, Jackson County, February 2020

Data Source: Jackson Housing & Community Development Council.

* Note: "Disabled" includes Nonelderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.

CHARACTERISTICS OF RESIDENTS

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-Based	Tenant-Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Average annual income	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A
Average length of stay	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A
Average household size	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A
# homeless at admission	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A
# of elderly program participants (>62)	0	7	0	576	11	565	89	N/A	N/A
# of disabled families	0	20	0	1,042	40	1,002	116	N/A	N/A
# of families requesting accessibility features	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A

Exhibit 27. Characteristics of Public Housing Residents by Program Type, Jackson County, February 2020

Data Source: Jackson Housing & Community Development Council.

RACE OF RESIDENTS

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-Based	Tenant-Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	25	0	1,946	124	1,822	191	0	0
Black/African Am.	0	0	0	57	3	54	17	0	0
Asian	0	1	0	19	1	18	1	0	0
Am. Indian/Alaska Native	0	1	0	55	6	49	1	0	0
Pacific Islander	0	0	0	11	0	11	0	0	0
Other	0	1	0	30	4	26	1	0	0
Declined	0	0	0	45	2	43	0	0	0

Exhibit 28. Race of Public Housing Residents by Program Type Jackson County, February 2020

Data Source: Jackson Housing & Community Development Council.

* Note: This attribute includes Nonelderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.

ETHNICITY OF RESIDENTS

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - Based	Tenant - Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	0	177	19	158	8	0	0
Not Hispanic	0	24	0	1,867	112	1,755	206	0	0

Exhibit 29. Ethnicity of Public Housing Residents by Program Type

Data Source: Jackson Housing & Community Development Council.

* Note: This attribute includes Nonelderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.

SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS.

The Jackson County Housing Authority does not own or operate any public housing.

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS:

The Jackson County Housing Authority does not own or operate any public housing.

The most immediate need of Housing Choice Voucher (HCV) holders is a larger supply of housing at price points that HCV holders would be eligible for. The vacancy rate in southern Oregon is currently under 2.5%, making it very difficult to locate housing.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE?

These needs are similar to the needs of the population at large. With such a low vacancy rate for rental housing in southern Oregon, rental households that were allocated public assistance in the form of a voucher are competing with all rental households for available housing stock. With increased demand comes increased rents, leaving many renter households paying a larger percentage of their income toward rent or making affordable rental housing difficult to locate.

DISCUSSION (NA-35)

Section 8 voucher holders in Jackson County are experiencing difficulties finding suitable housing stock in the current housing market in southern Oregon, where the vacancy rate for rental housing is less than 2.5%. The competition of housing units drives up the costs of housing (increased rents), pushing all households, including market-rate households, into a situation where cost burden is more commonplace.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Exhibit 30 presents an estimate of homeless persons and families within several categories in Jackson County, using Point-in-Time (PIT) counts for Jackson County. Jackson County does not provide a separate count of homelessness in rural areas.

HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimated # Experiencing Homelessness Each Year	Estimated # Becoming Homeless Each Year	Estimated # Exiting Homelessness Each Year	Estimated # of Days Persons Experience Homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	85	25	400	200	100	66
Persons in Households with Only Children	9	2	25	20	24	N/A
Persons in Households with Only Adults	254	337	1,000	300	500	179
Chronically Homeless Individuals	21	175	325	150	125	680
Chronically Homeless Families	1	5	300	200	100	385
Veterans	72	44	300	200	175	N/A
Unaccompanied Child	21	28	75	30	25	N/A
Persons with HIV	1	1	3	1	3	N/A

Exhibit 30. Homeless Needs Assessment, Jackson County, 2019

Data Source: Oregon Department of Housing and Community Services, 2019 Point-in-Time Survey.

INDICATE IF THE HOMELESS POPULATION:

Has No Rural Homelessness

IF DATA IS NOT AVAILABLE FOR THE CATEGORIES "NUMBER OF PERSONS BECOMING AND EXITING HOMELESSNESS EACH YEAR" AND "NUMBER OF DAYS PERSONS EXPERIENCE HOMELESSNESS," DESCRIBE THESE CATEGORIES FOR EACH HOMELESS POPULATION TYPE (INCLUDING CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)?

Data presented in Exhibit 30 was provided by the Jackson County Continuum of Care using Point-In-Time Count data from unincorporated areas of Jackson County. The following information supplements the data in Exhibit 30.

NUMBER OF PERSONS EXPERIENCING HOMELESSNESS PER YEAR:

The estimate of persons experiencing homelessness in Jackson County on a given night has fluctuated in recent years. The 2015 PIT count for Jackson County was 729 people, and the 2017 PIT count for Jackson was 633 people. Between 2015 and 2017, the PIT count declined by 96 people (-15.17% change). In 2019, the PIT count was 712 people (an increase of 79 people from 2017, or a 12.48% change).

NUMBER OF PERSONS BECOMING HOMELESS AND EXITING HOMELESSNESS PER YEAR:

Data on the number of new persons becoming homeless or exiting homelessness is highly limited in Medford. The PIT counts for the county indicate there were about 79 more homeless persons in 2019 than in 2017.

Data from the City of Medford Homeless System Action Plan finds that individuals enrolled in the Rapid Re-Housing Program (of which 83% of the 87 total beds in the region are dedicated to homeless veterans) are generally successful in transitioning to their own permanent unit after receiving assistance. For example, of the “households who stayed in the program for less than 90 days, 67% exited to permanent housing; while 82% of those who stayed longer than 90 days exited to permanent housing, demonstrating solid housing outcomes.”

NUMBER OF DAYS PERSONS EXPERIENCED HOMELESSNESS:

According to the January 2019 PIT count, Jackson County had 196 chronically homeless individuals, meaning these individuals have qualifying disabilities and have been homeless for at least one year (365 days). The estimated number of days persons experiencing homelessness within chronically homeless populations are large, as presented in Exhibit 30, is directly related to the low vacancy rate and housing inventory across the county.

NATURE AND EXTENT OF HOMELESSNESS: (OPTIONAL)

Race	Sheltered	Unsheltered (Optional)
White	294	302
Black or African American	13	8
Asian	0	1
American Indian or Alaska Native	11	25
Pacific Islander	7	6
Two or More Races	45	N/A
Ethnicity	**Sheltered**	**Unsheltered (Optional)**
Hispanic	87	
Not Hispanic	625	

Exhibit 31. Nature and Extent of Homelessness, Jackson County, 2019

Data Source: Oregon Department of Housing and Community Services, 2019 Point-in-Time Survey.

Note: Total homelessness equals 370 sheltered individuals and 342 unsheltered individuals, for a total of 712 individuals experiencing homelessness in 2019. The exhibit displays homelessness by race and by ethnicity (these estimates should not be added together).

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES WITH CHILDREN AND THE FAMILIES OF VETERANS.

Point-in-Time data identified 85 sheltered and 25 unsheltered households with children, as well as nine sheltered and two unsheltered unaccompanied youth households. Data collected also indicated 72 sheltered homeless veterans and 44 unsheltered veterans. Data does not indicate whether or not veterans are in families, are individuals, or have children.

DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL/ETHNIC GROUP.

The 2019 Point-in-Time homeless count indicated that 596 people (84%) identified as white, 45 people (6%) as multiple races, 36 people (5%) as American Indian or Alaska Native, 13 people (2%) as Native Hawaiian/Pacific Islander, 21 people (3%) as black or African-American, and one person (0.1%) as Asian. Regarding ethnicity, 625 people (88%) identified as Non-Hispanic and 87 people (12%) identified as Hispanic.

DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS.

The 2019 data indicate 370 persons (52%) in Jackson County were sheltered and 342 persons (48%) were unsheltered. It is generally assumed by service agencies specializing in homelessness that only a small percent of the total unsheltered homeless persons is unsheltered by choice. Rather, the majority would prefer to be housed if affordable options were made available.

Persons and families experiencing unsheltered homelessness suffer from community isolation—a significant determinant of unhealthy living that, in the long run, results in more costly public service obligations. On the other hand, there is likely a small (unknown) percentage of the homeless population that may prefer to live unsheltered in efforts to avoid conforming to rules and regulations. *(Specific data supporting these statements has not been calculated or made available to the City of Medford).*

DISCUSSION (NA-40)

The results of the PIT count identified a total of 712 homeless persons in 2019. The total number of chronically homeless individuals was 196. Of the total number of homeless persons, 116 were veterans; all but one veteran was male.

Using findings from the City of Medford Homeless System Action Plan, there is a high concentration of *unsheltered homeless* individuals living along the Bear Creek Greenway. The issue of homelessness in Medford is exacerbated by the lack of emergency shelter, particularly year-round, low-barrier emergency shelter beds for all populations.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT – 91.205 (B, D)

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, persons with substance use disorders, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS IN YOUR COMMUNITY.

Non-homeless special needs populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to a range of circumstances (age, physical/mental conditions, health, etc.). Many of these individuals rely on others for their care, others live on fixed incomes and are at risk of hardships caused by sudden demands on their resources, and others still are dependent on substances that impair their abilities or judgments.

- **Persons who are elderly:** Persons 65 and older comprise 17% of the Medford population, per the 2014–2018 ACS. Of Medford's cost-burdened households earning less than 80% of HAMFI, 28% are elderly households (2,658 households). Of those 2,658 households, 59% rent and 41% own their home (2012–2016 CHAS).
- **Persons with disabilities:** The 2014–2018 ACS showed that 14% of the civilian, noninstitutionalized population aged 18 to 64 years and 38% of the population 65 years and older had a disability. The most prevalent form of disability for the Medford population as a whole was ambulatory (9%) followed by cognitive (7%).
- **Persons with substance abuse problems:** The National Institute of Alcohol and Abuse and Alcoholism estimated that about 7.9% of adults have an alcohol abuse disorder.[8] This percentage, when applied to Medford, is a total population of roughly 6,255 people, using 2014–2018 ACS population figures.
- **Persons with mental illness:** According to existing statistics, approximately 18% of adults in the United States have a mental health condition.[9] According to a 2018 Community Health Assessment for Jackson and Josephine Counties, anxiety and depression were cited as two of most prevalent mental health issues in these two

[8] National Institute on Alcohol Abuse and Alcoholism. https://www.niaaa.nih.gov/publications/brochures-and-fact-sheets/alcohol-facts-and-statistics

[9] Mental Health America. (2018). The State of Mental Health in America. https://www.mhanational.org/sites/default/files/2018%20The%20State%20of%20MH%20in%20America%20-%20FINAL.pdf

counties. In particular, "between 2015 and 2017, the suicide rate in Jackson and Josephine Counties was consistently higher than Oregon and the U.S."[10] This Health Assessment, which also included results from a community survey, found that about 70% of survey respondents were highly concerned about mental health and stress among homeless individuals and among Veterans.

- **Persons experiencing domestic violence:** Victims of domestic violence can take many forms. The National Domestic Violence Hotline, found that "females aged 18 to 24 and 25 to 34 generally experienced the highest rates of intimate partner violence" and that "96% of domestic violence victims who are employed experience problems at work due to abuse."[11]

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE NEEDS DETERMINED?

Housing and supportive service needs of these populations include group housing, physical rehabilitation and medical care, job training, unemployment assistance (if individual becomes unable to perform job functions), extensive medical care and treatment, rehabilitation programs, counseling/support groups to deal with the problem, medical care/prescription medications assistance, special transportation needs due to medical and physical condition, mobility assistance in normal daily activities (e.g., meal preparation, housekeeping, and shopping), and physical rehabilitative care due to injuries. These needs were compiled through consultation with service providers.

DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV/AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA.

According to Oregon HIV/AIDS Orpheus database, as of April 29, 2019, there were 285 people with HIV or AIDS living in Jackson County, up from 161 people in 2012.[12] Of the 285 persons living with HIV or AIDs, 82% were male and 18% were female. Also, of the 285 persons, 44% had HIV and 56% had AIDS.

DISCUSSION (NA-45)

Non-homeless special needs populations encompass a range of persons and households with wide-ranging needs. People of all ages with mental, physical, or developmental disabilities as well as substance use disorders are facing barriers to health care, housing, and support

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[10] Jefferson Regional Health Alliance and Health Resources in Action. (January 2019). 2018 Community Health Assessment of Jackson and Josephine Counties.
[11] National Domestic Violence Hotline. Statistics. https://www.thehotline.org/resources/statistics/.

[12] Oregon Health Authority, Statistical Data and Summaries, Jackson County. https://www.oregon.gov/oha/PH/DISEASESCONDITIONS/COMMUNICABLEDISEASE/DISEASESURVEILLANCEDATA/HIVDATA/Documents/LivingWithHIV/Jackson.pdf

services. These barriers interfere with the ability of these individuals to become self-sustaining, productive, and inclusive members of the community. These persons and households cannot be easily categorized, except in very general terms. Many are coping well with their situations and existing levels of public assistance, while others find their needs can only be met with additional help from outside their family (through government or nonprofit-sponsored programs and services). Some are on the verge of homelessness and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. The needs for these populations are as varied as the populations themselves and depend on individual situations.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC FACILITIES.

There are a variety of public facility needs in the city, including navigation centers for individuals and households experiencing homelessness, job and vocational training centers, childcare facilities, crisis centers, and youth centers.

HOW WERE THESE NEEDS DETERMINED?

The City conducted an online survey asking the community for input about community development priorities. While the survey was not a statistically reliable instrument, it was a useful tool to identify community concerns and preferences for use of CDBG funds. The City also used a recent Homeless System Action Planning process to identify non-housing community development needs.

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC IMPROVEMENTS.

The City needs code enforcement of blighted properties, improved transportation options, downtown revitalization, and trash/debris removal.

HOW WERE THESE NEEDS DETERMINED?

The City conducted an online survey asking the community for input about community development priorities. While the survey was not a statistically reliable instrument, it was a useful tool to identify community concerns and preferences for use of CDBG funds. The City also used a recent Homeless System Action Planning process to additionally identify non-housing community development needs.

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC SERVICES.

There is a wide variety of public services needed in Medford that are routinely supported by the CDBG program. The city's most pressing needs for public services include mental health services, homeless services, and addiction recovery programs.

HOW WERE THESE NEEDS DETERMINED?

The City conducted an online survey asking the community for input about community development priorities. While the survey was not a statistically reliable instrument, it was a useful tool to identify community concerns and preferences for use of CDBG funds. The City also used a recent Homeless System Action Planning process to identify non-housing community development needs.

HOUSING MARKET ANALYSIS

MA-05 HOUSING MARKET ANALYSIS OVERVIEW

MA-05 and the following nine subsections comprise the Housing Market Analysis element of this Consolidated Plan. The purpose of this element is to provide analysis for and describe the state of Medford's housing market. This section includes information about the numbers, characteristics, and conditions of housing units, as well as information about housing affordability, publicly supported housing, and affordable housing barriers. In addition to housing, this section also includes information about community facilities.

To inform the Market Analysis, this element examines public data from a range of sources, including:

- US Census Bureau's Decennial Census
- US Census Bureau's American Community Survey (ACS)
- US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS)
- US Department of Housing and Urban Development's Continuum of Care Housing Inventory Reports
- Oregon Department of Housing and Community Services Point-in-Time (PIT) Homeless Count
- Oregon Department of Housing and Community Services Affordable Housing Inventory and Manufactured Dwelling Park Inventory
- Public Housing Authority of Jackson County Inventory Management System (IMS)/PIH Information Center (PIC)
- City of Medford Downtown Housing and Residential Market Analysis

Each subsection presents relevant data for specific topics and then concludes with a discussion.

MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

The total number of dwelling units in Medford increased by over 7,400 units from 2000 to the 2014–2018 period, increasing by 28% and keeping pace with household growth. Medford's housing stock continues to be predominately single-family housing (Exhibit 32). From 2000 to the 2014–2018 period, single-family detached housing increased by 3,737 units (22%), while multifamily housing (e.g., duplexes, triplexes, quadplexes, and structures with five or more units), increased by nearly 2,200 units (28%).

In Medford, 52% of dwelling units were occupied by homeowners and 48% of dwelling units were occupied by renters (2014–2018). Per findings from the City of Medford's Downtown Housing and Residential Market Analysis, "roughly 40% of the renter households in Medford appear to be families with children. Of the remaining 60% of renter households, one-third of these households typically prefer an urban product and two-thirds typically prefer a suburban product."

A majority of Medford's housing stock comprise units with three or more bedrooms (Exhibit 34), which are occupied disproportionately by homeowners, wherein approximately 83% of all owner-occupied units have three or more bedrooms, compared to 31% of all renter-occupied units.

ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Property Type	2000		2014–2018		Change (2000 to 2014–2018)
	Number	Percent	Number	Percent	
1-Unit, Detached	16,790	64%	20,527	61%	3,737
1-Unit, Attached	1,155	4%	2,014	6%	859
2 to 4 Units	3,283	12%	4,282	13%	999
5 to 19 Units	1410	5%	2,331	7%	921
20 or More Units	2,657	10%	2,931	9%	274
Mobile Home, Boat, RV, Van, etc.	1,015	4%	1,678	5%	663
Total	**26,310**	**100%**	**33,763**	**100%**	**7,453**

Exhibit 32. Residential Properties by Unit Number, Medford, 2000 and 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B25024.

Exhibit 33 shows that Medford has 31 manufactured dwelling parks, with 2,697 spaces. Medford's manufactured home parks are for families and people 55 years and older.

Community	Type	Available Spaces	Vacant Spaces
Aspens on the Creek	55+	180	0
Bel Air Mobile Trailer Court	Family	50	3
Blue Spruce Mobile Estates	55+	44	0
Boylans Mobile Home Park	Family	25	1
Carefree Mobile Village	55+	82	4
Cobble Stone Mobile Home Park	55+	65	0
Coleman Creek Estates	Family	121	0
El Camino Real Mobile Home Park	55+	16	0
Glenwood Mobile Home Park	55+	155	0
Horizon Mobile Village	Family	64	0
M & J Mobile Home Park LLC	Family	33	0
Meadow View Estates	Family	108	1
Medford Estates	Family	244	9
Myra Lynne	Family	206	0
Pacific Village Mobile Home Court	Family	82	0
Peachwood Village	Family	147	0
Riverdale Mobile Home Park	Family	21	0
Rogue Valley Meadows	55+	132	1
Rogue Valley Mobile Village	Family	74	6
Royal Oaks Mobile Manor	55+	144	10
San George Estates	Family	175	7
San Rogue Mobile Home Park	Family	18	0
Shirleen Trailer Park	Family	31	0
Springview Estates	Family	43	0
Twelfth Street Mobile Home Park	Family	37	3

Exhibit 33. Manufactured Dwelling Parks, Medford, 2020

Data Source: Oregon Department of Housing and Community Services, Manufactured Dwelling Park Inventory.

UNIT SIZE BY TENURE

	Owners		Renters		Total
	Number	Percent	Number	Percent	
No Bedroom	13	0%	741	5%	754
1 Bedroom	143	1%	2,892	19%	3,035
2 Bedrooms	2,695	16%	6,859	45%	9,554
3 + Bedrooms	13,540	83%	4,772	31%	18,312
Total	**16,391**	**100%**	**15,264**	**100%**	**31,655**

Exhibit 34. Unit Size of Occupied Units by Tenure, Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B25042.

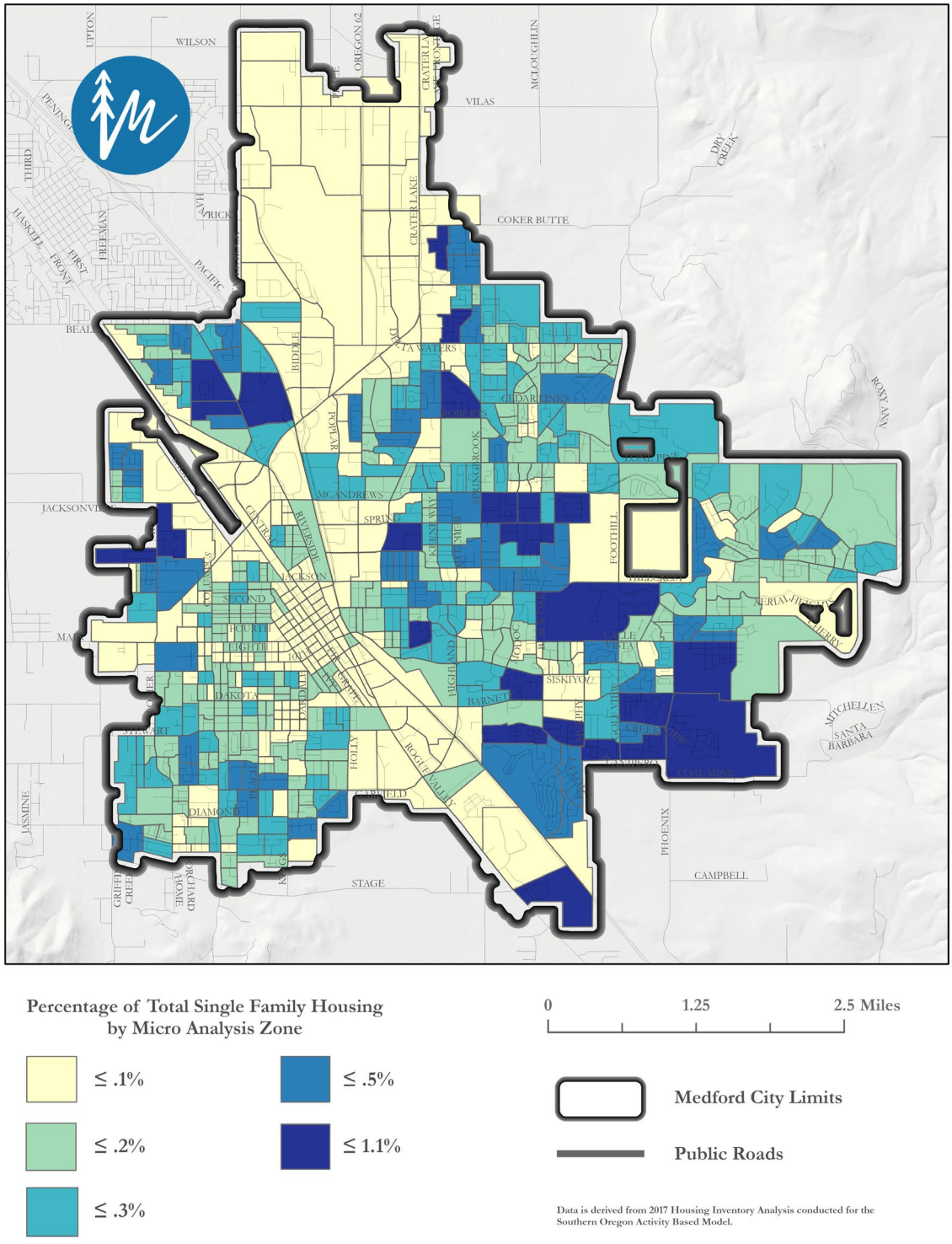

Exhibit 35. Percent Single-Family Detached Housing (Including Mobile Homes), Medford, 2017

Source: Rogue Valley Council of Governments.

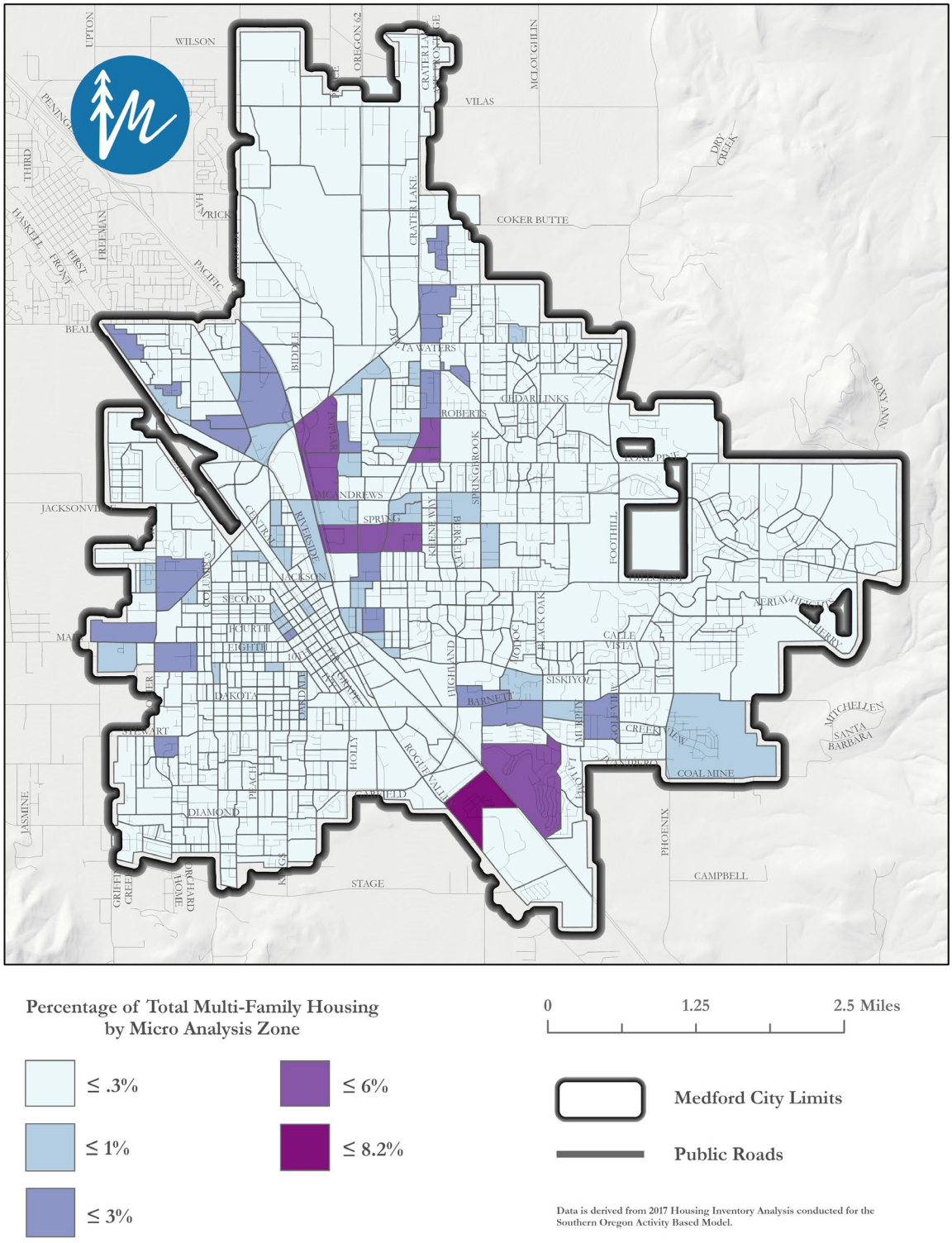

Exhibit 36. Percent Multifamily Housing (3 or More Units), Medford, 2017

Source: Rogue Valley Council of Governments.

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

The Housing Authority of Jackson County manages 30 mod-rehab units and administers 2,285 vouchers serving low-income households in the county.

Per the Oregon Department of Housing and Community Services' Affordable Housing Inventory, there are 3,066 subsidized/publicly supported units in the county, of which 1,706 are located in Medford (these units are restricted to income-eligible residents).

Of the 1,706 restricted units in Medford, 856 are targeted toward families, 260 are targeted toward the elderly, 92 are targeted toward those with a disability or substance abuse problem, 82 are targeted toward agricultural workers, 23 are targeted toward those currently homeless, and 17 are targeted toward veterans. Of the remaining restricted units, 265 are targeted toward some combination of the aforementioned population groups, and 111 are targeted toward an unknown subpopulation (most likely individuals and families of any type). Most of these subsidized/publicly supported units are supported through LIHTC 9%, HOME, HDGP, and GHAP funding.

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

Per the Oregon Department of Housing and Community Services' Affordable Housing Inventory, and of Medford's 1,706 restricted units, about 4% of the units' affordability contracts are set to expire within 10 years. Of the remaining units, 19% are set to expire in the next 10–20 years, 15% are set to expire in the next 20–30 years, and 32% are set to expire in 30 or more years. Expiration date for the 30% is unknown.

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

Given the sheer number of lower-income and/or cost-burdened households, the availability of housing units does not meet the needs of the population. There are 5,381 mod-rehab units, housing choice vouchers, and subsidized units available in all of Jackson County. In Medford alone, there are 12,132 cost-burdened/severely cost-burdened households.

DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING.

About 61% of all households in Medford reside in single-family detached homes. While this is often considered the ideal in terms of raising a family, the growing senior population may need a wider variety of housing to accommodate their needs. In the coming years, the growing senior population may put more market pressure on the development of smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home (in which they raised their families). The development of units and active senior apartment communities designed with retirees in mind may become a more important part of the housing market in the coming years.

Single-family detached housing units are increasingly expensive. A more diverse housing stock (i.e., more duplexes, triplexes, and quadplexes, and structures with 5+ units) will provide more housing choices for households that cannot afford the traditional single-family detached unit.

DISCUSSION (MA-10)

Since 2000, Medford's housing market has become slightly more diversified. In 2000, about 64% of the housing stock was single-family detached housing, which declined to 61% in the 2014–2018 period. In this time, the amount and share of multifamily housing (particularly structures with two to four units) and single-family attached housing units have increased.

About 52% of households in Medford are homeowners and 48% are renters. Medford does have a smaller rate of homeownership than both the county and state (at 62% and 66%, respectively). Medford's rate of homeownership may pose long-term problems, in that responsible homeownership is one of the most effective (and primary ways) for households and individuals to build wealth. Further, lower-income renter households are more likely to be at risk of displacement than homeowners.

Of Medford's renter households, most (69%) live in units with two or fewer bedrooms. Of Medford's owner households, most (83%) live in units with three or more bedrooms. To provide a better balance, the city's housing stock needs additional supplies of smaller ownership units and larger rental units.

As the demographics of the city and state start to reflect the aging of the baby boom generation, the housing market will need to adapt by producing housing opportunities for those seeking to downsize. This further makes the case for additional supplies of smaller ownership units.

About 38% of the units in manufactured housing parks are restricted to seniors aged 55+. It is important to preserve these units to maintain the stock of affordable housing types available for elderly and frail elderly households. These units provide a way for working-class retirees to age in place in a community of their choosing. The remaining 62% of units in manufactured housing parks are available to families. Preservation of these units is also important because these units present an opportunity for homeownership that would otherwise be out of reach for households with modest incomes.

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING – 91.210(A)

Housing costs are a major portion of any households' monthly budget. Since 2000, housing costs in Medford have increased faster than incomes. The household reported median value of a house was 3.6 times the median household income in 2000 and 5.8 times the median household income in the 2014–2018 period. The decline of housing affordability for homeowners in Medford is similar to regional and statewide trends.

Medford's median contract rent was $789 in the 2014–2018. It increased by 51% since 2000 and, as of 2019, is roughly the cost of a one-bedroom unit at HUD's 2019 Fair Market Rent. Roughly 32% of renters in Medford pay $799 or less per month on rent.

COST OF HOUSING

	Base Year: 2000	Most Recent Year: 2014–2018	Change (2000 to 2014–2018)	
			Number	Percent
Median Home Value	$132,400	$244,700	$112,300	85%
Median Contract Rent	$522	$789	$267	51%

Exhibit 37. Cost of Housing, Medford, 2000 and 2014–2018

Data Source: US Census Bureau, 2000 Decennial Census, Tables H076 and H056; US Census Bureau, 2014–2018 ACS 5-Year Estimates, Tables B25077 and B25058.

Rent Paid	Number	%
$500 or Less	1,224	8%
$500 – $999	7,847	52%
$1,000 – $1,499	4,296	29%
$1,500 – $1,999	1,058	7%
$2,000 or More	574	4%
Total	**14,999**	**100%**

Exhibit 38. Rent Paid, Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B25063.

Exhibit 39 shows median home value across Medford, and Exhibit 39 shows median gross rent across Medford.

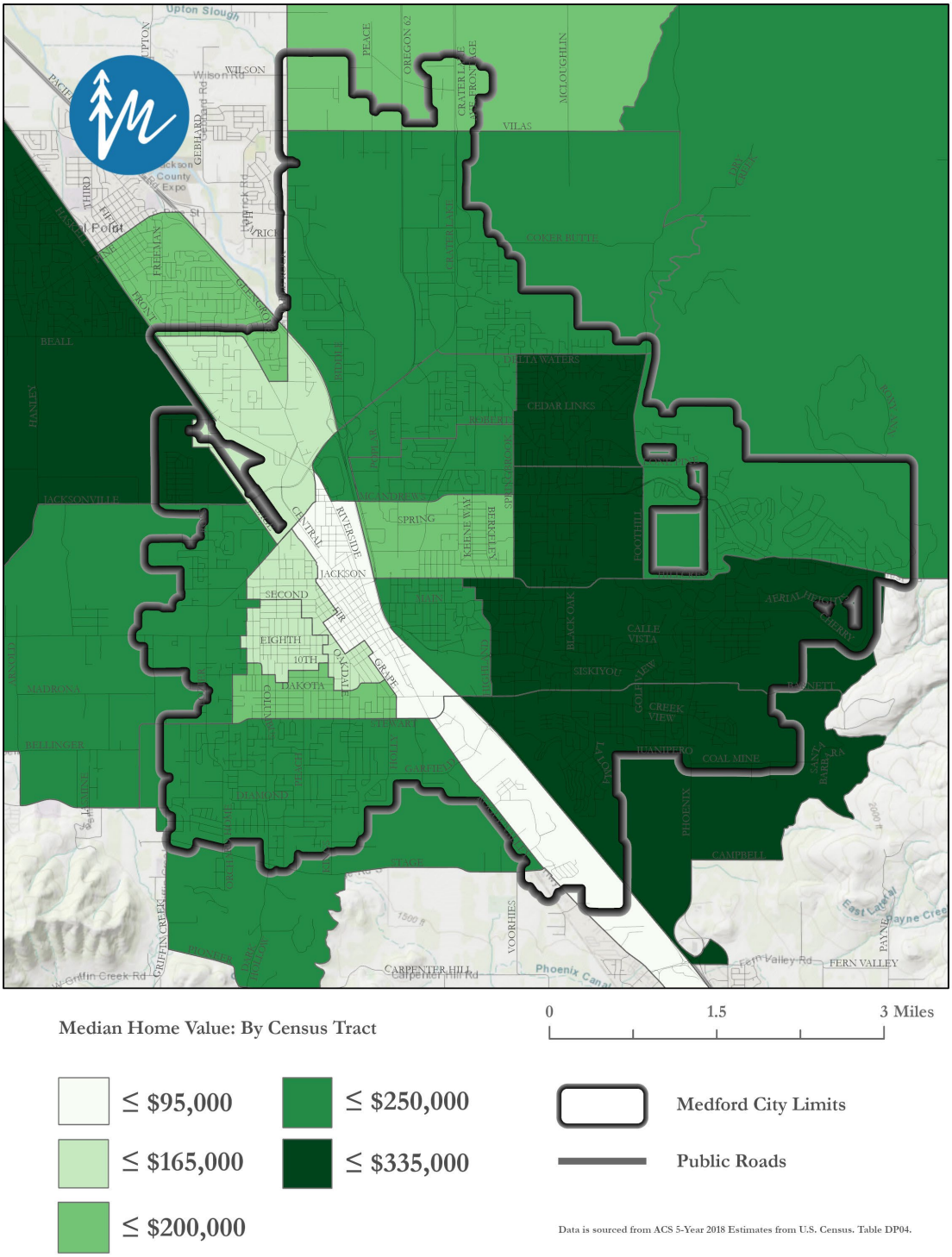

Exhibit 39. Median Home Value, Medford, 2014–2018

Source: Rogue Valley Council of Governments.

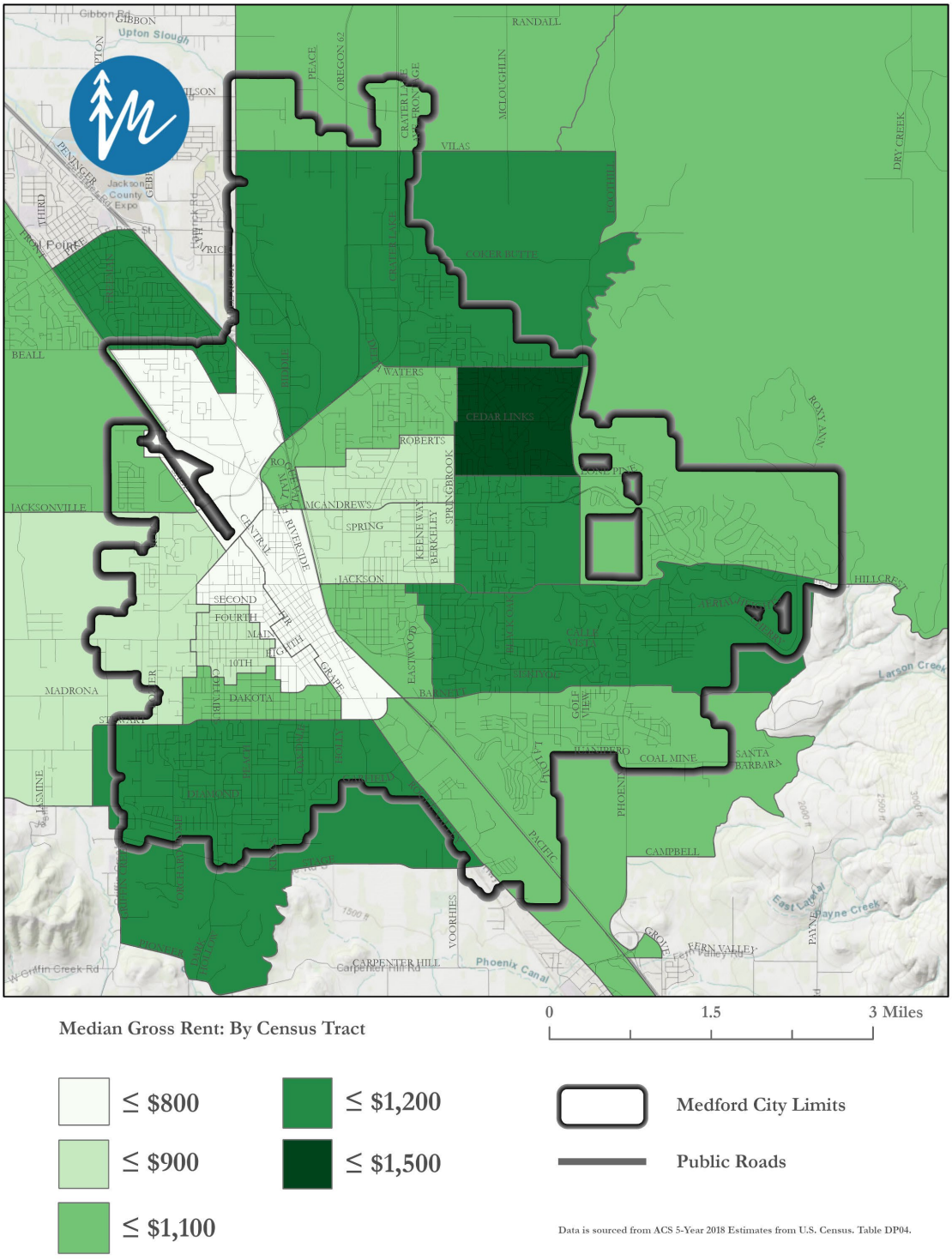

Exhibit 40. Median Gross Rent, Medford, 2014–2018

Source: Rogue Valley Council of Governments.

HOUSING AFFORDABILITY

Units Affordable to Households Earning	Renter	Owner	Total
30% HAMFI or Below	1,060	1,719	4,129
30 – 50% HAMFI	1,350		
50 – 80% HAMFI	8,365	2,693	11,058
80 – 100% HAMFI	3,740	2,720	14,779
100% of HAMFI or Greater		8,319	
Total	**14,515**	**15,451**	**29,966**

Exhibit 40. Housing Affordability, Medford, 2012–2016

Data Source: CHAS 2012–2016, Tables 18A, 18B, and 18C.

MONTHLY RENT

Monthly Rent ($)	Unit Size (Bedroom Count)						
	Studio	1	2	3	4	5	6
Fair Market Rent	$692	$747	$988	$1,429	$1,735	$1,995	$2,256
Low HOME Rent	$567	$608	$730	$842	$940	$1,037	$1,134
High HOME Rent	$692	$747	$926	$1,061	$1,164	$1,266	$1,368

Exhibit 41. Monthly Rent, Jackson County, 2019

Data Source: Oregon Housing and Community Services, 2019 Rent and Income Limits for HOME Projects, Jackson County, OR: Effective June 28, 2019.

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

As would be expected, the lowest-income households have the least housing stock to choose from. As presented in Exhibit 42, Medford does not have enough affordable housing to meet the needs of households earning less than 50% of HAMFI. Homeownership units are generally not priced at a level affordable to those earning less than 50% of HAMFI, making rental properties their only option. About 7% of rental units are affordable to households earning less than 30% of HAMFI. Another 9% are affordable to households earning between 30% and 50% of HAMFI. New housing that is affordable to households earning less than 50% of HAMFI is generally public housing.

With such limited housing stock, many households are forced into higher-priced rental housing. This creates a cost burden for those households, requiring a household to spend more than 30% of their household income on housing expenses. In many cases, it creates a severe cost burden, requiring a household to spend more than 50% of their income on housing. In some cases, households are forced to double up with other families, sharing a housing unit that was designed for one household.

Medford has approximately 4,129 housing units that are affordable to households earning 50% or less of HAMFI.

In Medford, approximately 7,565 households earn 50% or less of HAMFI.

Medford has an insufficient supply of housing (roughly 3,400 units) that is affordable to households earning less than 50% of HAMFI.

	Households by HAMFI		
	< 50% of HAMFI	50–80% of HAMFI	> 80% of HAMFI
Available Units Affordable to Households:	-3,436	5,788	1,779

Exhibit 42. Surplus/Deficit of Housing Stock Available and Affordable to Households in Different Income Categories, Medford, 2012–2016

Source: CHAS 2012–2016, Tables 7, 13, 18A, 18B, and 18C.

Note: When compared to households, housing unit surpluses are presented in green and housing unit deficits are presented in red.

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE WHEN CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

Given the existing state of cost-burdened households in Medford, if home values and/or rents continue to rise, housing affordability in the area will continue to decline. Factors such as population growth, loss of publicly supported (subsidized) housing, and larger economic cycles may additionally decrease housing affordability.

HOW DO HOME RENTS/FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

According to HUD, the 2019 Fair Market Rent (FMR) for rental units in Jackson County for a two-bedroom unit was $988. The 2019 Low HOME Rent and High HOME Rent for a two-bedroom unit was $730 and $926, respectively (Exhibit 41).

The area median contract rent in Medford was $789 (ACS 2014–2018). The median contract rent was approximately the cost of a one-bedroom unit in Medford at 2019 FMR ($747) and was within the range of a two-bedroom unit at 2019 HOME rents. In some census tracts, median contract rent is less than $700 per month.

The FMR for a three-bedroom unit was $1,429. About 11% of Medford renters spent more than $1,500 on housing costs despite three-bedroom rentals comprising about 31% of the renter-occupied housing stock.

HOME and FMR rents are comparable to the area median rent, particularly so for certain census tracts with median contract rents below Medford's average. Lower-than-average rents are most likely caused by poor housing conditions. Strategies to improve housing conditions through rehabilitation, as well as strategies to develop new affordable housing units, may increase median contract rents across the city and, in particular, neighborhoods with a concentration of poorer-quality housing.

DISCUSSION (MA-15)

Increased availability of affordable housing is critical to stabilizing Medford's households that are cost burdened and/or at risk of homelessness.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

In the CHAS database, four housing conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses).

In Medford, 71% of owner-occupied housing units and 44% of renter-occupied housing units have no housing problems reported (Exhibit 43). The data show that 12% of owner households and 78% of renter households have one or more housing problems or conditions. Housing problems are most likely to be either cost burden or more than one person per room (overcrowding), both of which are more likely for renter-occupied housing than for owner-occupied housing.

About 46% of owner-occupied housing and 51% of renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all units built before 1980 will have lead-based paint, the age of the units suggest that, at one time, lead-based paint was likely present on the unit, which is potentially hazardous—particularly for households with children present. About 15,340 units in Medford were built before 1980 and, of those units, 2,535 units have children present in the household. It is reasonable to assume that a large number of these households are lower-income households due to the fact that older housing stock often has lower rents or costs and is more likely to be inhabited by the lowest-income households.

DEFINITIONS

- ***Substandard condition:*** dwelling unit with a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination of these or other problems may be unfit for human occupation. Some may be candidates for rehabilitation.
- ***Substandard condition, suitable for rehabilitation:*** dwelling unit where the structure is determined to be 60% or less deteriorated, or the cost of the combination of needed repairs of all conditions does not exceed the estimated after-rehabilitation value of the house.
- ***Substandard condition, not suitable for rehabilitation:*** dwelling unit in such poor condition that it is neither structurally nor financially feasible for rehabilitation.

CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied		Total	
	Number	Share	Number	Share	Number	Share
With One Selected Condition	4,679	29%	7,670	50%	12,349	39%
With Two Selected Conditions	65	0%	922	6%	987	3%
With Three Selected Conditions	7	0%	0	0%	7	0%
With Four Selected Conditions	0	0%	0	0%	0	0%
No Selected Conditions	11,640	71%	6,672	44%	18,312	58%
Total	**16,391**	**100%**	**15,264**	**100%**	**31,655**	**100%**

Exhibit 43. Condition of Units, Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B25123.

YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied		Total	
	Number	%	Number	%	Number	Number
2000 or Later	3,172	19%	2867	19%	6,039	19%
1980–1999	5,654	34%	4,622	30%	10,276	32%
1950–1979	5,541	34%	5,631	37%	11,172	35%
Before 1950	2,024	12%	2144	14%	4,168	13%
Total	**16,391**	**100%**	**15,264**	**100%**	**31,655**	**100%**

Exhibit 44. Year Unit Built by Tenure, Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B25036.

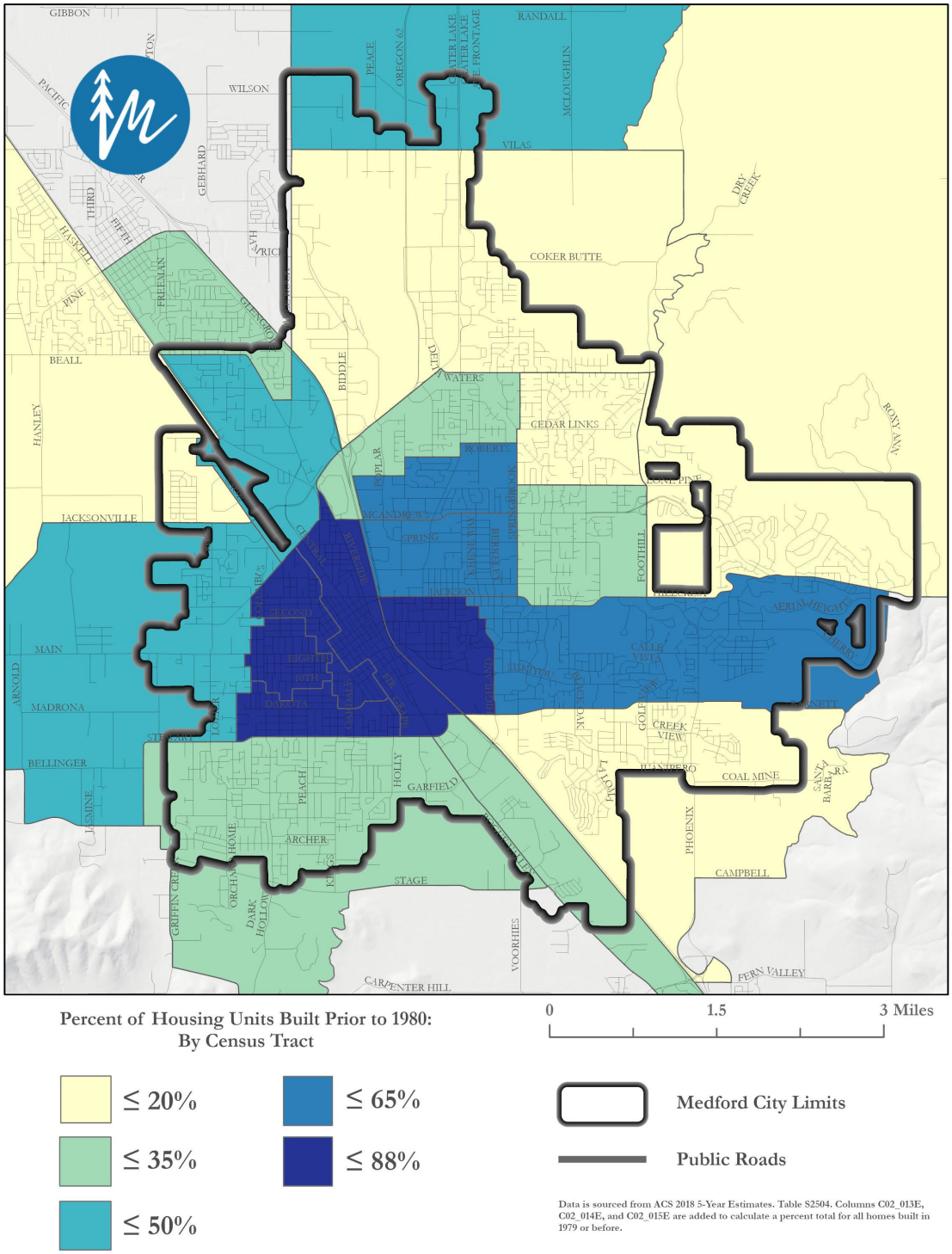

Exhibit 45. Share of Housing Stock Built Before 1980, Medford, DATE

Source: Rogue Valley Council of Governments.

RISK OF LEAD-BASED PAINT HAZARD

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied		Total
	Number	Share	Number	Share	
Total Number of Units Built Before 1980	7,565	49%	7,775	51%	**15,340**
Housing Units Built Before 1980 with Children Present	900	36%	1,635	64%	**2,535**

Exhibit 46. Risk of Lead-Based Paint, Medford, 2012–2016

Data Source: CHAS 2012–2016, Table 13; US Census Bureau, 2012–2016 ACS 5-Year Estimates, Table B25036.

VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Unknown	Unknown	2,108
Abandoned Vacant Units	Unknown	Unknown	Unknown
REO Properties	Unknown	Unknown	Unknown
Abandoned REO Properties	Unknown	Unknown	Unknown

Exhibit 47. Vacant Units, Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B25002.

NEED FOR OWNER AND RENTAL REHABILITATION:

About 51% of the owner-occupied housing stock and 52% of the renter-occupied housing was built prior to 1980. Moreover, about 12% of the owner-occupied housing stock and 14% of the renter-occupied housing was built prior to 1950. As Medford's housing stock ages, water infiltration, functional obsolesce, and general degradation (roof, windows, insulation, etc.) may cause rapid deterioration of housing units, particularly where the residents do not or cannot provide needed maintenance. Of Medford households earning less than 100% of HAMFI, 250 households are living in renter units and 30 households are living in owner units that lack either complete kitchen or complete plumbing facilities.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW OR MODERATE-INCOME FAMILIES WITH LBP HAZARDS:

A study conducted on the prevalence of lead-based paint hazards in US housing found that 35% of all low-income housing had lead-based paint hazards.[13] Applying this factor to Medford, this would be 11,079 low-income households. If we apply this factor to Medford, but only for occupied units built before 1980 (of which lead-based paint risks are more likely), this would be 5,369 low-income households—or 2,721 low-income renter households and 2,648 low-income owner households.

DISCUSSION (MA-20)

There is a need for rehabilitation programs in Medford targeting the improvement of the City's older housing stock as well as housing stock that is classified as substandard. These programs, which are currently ongoing through the Housing Authority of Jackson County with the City's CDBG funding, provide owners of single-family housing and multifamily rental housing with loans and/or grants to facilitate needed repairs. Grants and loans are provided for both structural and cosmetic repairs, inside units and on the exterior of units. In addition, the Housing Authority offers testing for and remediation of lead-based paint hazards in older housing units. The City will seek additional federal funding during the five-year consolidated plan period to develop a Lead-Based Paint Hazard Removal Program in partnership with associated community organizations.

In Medford's 2020 Community Needs Assessment Survey, 102 households indicated that they had health and safety concerns related to the conditions of their housing. Of the total 102 households, 57% were renter households, 28% were owner households, and 15% were homeless/living in transitional shelter. The Community Needs Assessment Survey also asked respondent to identify their top health and safety concerns as it relates to housing. The four highest ranking concerns were: (1) mold or other toxic concerns, (2) improper insulation and/or air leakage, (3) plumbing and/or water heater issues, and (4) electrical problems such as tripping circuits.

[13] David E. Jacobs, et al. (October 2002). The Prevalence of Lead-Based Paint Hazards in US Housing. Environmental Health Perspectives, 1110(10): A599–A606.

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

The Jackson County Housing Authority does not own any public housing units. Its inventory includes 30 units of mod-rehab housing and 2,285 vouchers.

TOTALS NUMBER OF UNITS

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - Based	Tenant - Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	30	0	2,285	184	1,632	313	0	156
# of accessible units	0	0	0	0	0	0	0	0	0

Exhibit 48. Total Number of Units by Program Type, Jackson County, February 2020

Data Source: Jackson County Public Housing Authority.

* Note: This attribute includes Nonelderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS.

The Jackson County Housing Authority does not own any public housing units.

DESCRIBE THE NUMBER AND PHYSICAL CONDITION OF PUBLIC HOUSING UNITS IN THE JURISDICTION, INCLUDING THOSE THAT ARE PARTICIPATING IN AN APPROVED PUBLIC HOUSING AGENCY PLAN.

The Jackson County Housing Authority does not own any public housing units.

PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
N/A	0

Exhibit 49. Public Housing Condition, Jackson County, February 2020

Source: Jackson County Public Housing Authority.

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION.

The Jackson County Housing Authority does not own any public housing units.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING.

The Jackson County Housing Authority does not own any public housing units.

DISCUSSION (MA-20):

The Jackson County Housing Authority does not own any public housing units.

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)

The following data include homeless facilities in Medford and Jackson County taken from HUD's 2019 report for the Jackson County Continuum of Care.

FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency, Safe Haven, and Transitional Beds		Permanent Housing Beds
	Emergency Shelter	Transitional Housing	Permanent Supportive Housing
Households with Adult(s) and Children	57	69	256
Households with Only Adults	32	143	220
Chronically Homeless Households	19	N/A	68
Veterans	10	58	313
Unaccompanied Youth	15	2	0

Exhibit 50. Facilities and Housing Targeted to Homeless Households, Medford, Ashland/Jackson County CoC

Data Source: HUD 2019 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report, Medford, Ashland/Jackson County CoC.

DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS.

- The 27-member Continuum of Care (CoC) Board is a source to identify and strengthen mainstream services such as health, mental health, shelter, transitional housing, permanent supportive housing, substance abuse treatment, legal services, job search and training, food and clothing, education, and childcare. As illustrated in Appendix D, 127 organizations (region-wide) coordinate with the CoC through direct services to homeless individuals and families, collaborative planning, funding, and/or regulatory oversight. The list includes organizations representing nonprofit, health, faith-based, government, employment, consortium, for-profit, and education. The CoC operates through 12 work groups illustrated in Appendix E. Several CoC organizations complement services and build resources targeted to homeless persons through participation on one or more of these workgroups.

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.

Medford and Jackson County are served by a wide range of organizations that address the needs of homeless individuals and families. SP-40 identifies organizations that will help build institutional delivery structure during the 2020-2024 consolidated plan period. Many of these organizations provide services and facilities that meet the needs of homeless persons and families; Veterans; unaccompanied and at-risk youth; elderly and frail elderly; persons with mental, physical, and developmental disabilities; persons with substance use disorders; victims of domestic violence; and persons with HIV/AIDS. The City will help strengthen services and expand facilities that meet the needs of these populations through the implementation of the Medford Homeless System Action Plan, active participation in the CoC, and through the goals and strategies identified in this Consolidated Plan.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

Special needs populations in Medford include the elderly, frail elderly, persons with disabilities (mental, physical, or developmental), persons with HIV/AIDS, and persons with substance abuse problems. Considering the non-homeless special needs population, many of these populations currently have their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change, and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, AND DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS, AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS.

- **Elderly and frail elderly.** The supportive housing needs of special needs populations in Medford vary according to the population. For the elderly and frail elderly, in the coming years as the baby boomer cohort continues to age, trends will increase demand for assisted-living and nursing-care facilities.
- **Persons with mental, physical, and developmental disabilities.** Permanent supportive housing options (that offer case management, transportation, treatment services, and everyday living services) will continue to be a pressing need for this population group. Renovated housing with accessibility modifications are also an increasing need.
- **Persons with alcohol and drug additions.** Persons with alcohol and drug dependencies need access to housing options that offer substance abuse programs and services. Residential outpatient services are also needed.
- **Persons with HIV/AIDS.** Affordable housing options, or access to housing choice vouchers, are a need for this population group.

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING.

While individual institutions provide discharge planning services to their clients, there is no established protocol within the service provision structure in Medford regarding returning patients from mental and physical health institutions.

SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.315[E])

The City will continue to fund housing rehabilitation, ADA modernization, and emergency repair programs. In addition, the City will continue to support nonprofit agencies that work with special needs populations to ensure sufficiency and housing stability.

FOR ENTITLEMENT/CONSORTIA GRANTEES: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220[2])

The Medford Housing Advisory Commission serves as the advisory body to City Council on all matters associated with housing, including but not limited to:

- Identify and make recommendations to the Council regarding housing policy for housing that meets the needs of households at all income levels;
- Make recommendations to Council regarding the development of new programs and the enhancement of existing programs, and advise Council on possible opportunities;
- Review current land use policies and zoning regulations and promote the adoption of policies and regulations supporting housing affordability; and
- Serve in an advisory capacity on any and all housing matters pertinent to the City of Medford's CDBG entitlement program.
- Review housing-related grant award recommendations made by the Community Development Grants Commission and make/communicate final CDBG housing-related grant award recommendations to City Council.

Housing policy, funding, and program recommendations made by the HAC will include recommendations that address the housing and supportive services needs of persons who are not homeless but have other special needs.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

This section identifies the negative effects of various public policies. The City of Medford identified these barriers to acknowledge policies that should continue to be evaluated for effectiveness.

- The City of Medford implemented the construction excise tax (CET) in 2018. The fee is dedicated to programs and incentives that encourage construction of homes affordable to households with incomes at or below 80% of Medford's area median income (AMI), and the development and construction of homes affordable to households with incomes up to 120% AMI. While this funding is targeted to improve affordable housing outcomes, the fee is applied to new residential construction (those that are not exempted), which increases development costs, potentially making some residential developments less financially achievable.
- Zoning requirements pose barriers to affordable housing. Medford's Homeless System Action Plan directed the City to explore zone changes that would facilitate development of affordable housing, including density bonuses, multifamily zoning, and by-right development.
- Medford has 31 manufactured dwelling parks with 2,697 spaces. These units are integral to the affordable housing stock in the community, accounting for a large share of what is sometimes referred to as "naturally occurring affordable housing" (i.e., unsubsidized market-rate housing for homeownership or otherwise). Absence of policies that preserve these units and protect the owners and renters of these units may create long-term affordable housing barriers. Grounded Solutions Network, a nonprofit headquartered in Portland, Oregon, indicates that "municipalities can be proactive and designate sites as manufactured housing to help prevent landowners from selling for speculative development. In 2012, the United States Court of Appeals for the Ninth Circuit upheld a city's authority to zone an existing manufactured housing community as manufactured housing."
- Per Medford's 2020 Community Needs Assessment Survey, 102 respondents indicated that they experienced housing discrimination in Medford. Of those respondents, 66 identified as a renter, 18 identified as a homeowner, and 16 identified as homeless/living in transitional shelter.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

This section analyses factors that affect employment and the overall economic health of the Medford community.

ECONOMIC DEVELOPMENT MARKET ANALYSIS

BUSINESS ACTIVITY

Business by Sector	Number of Workers[14]	Number of Jobs	Share of Workers	Share of Jobs	Jobs, less Workers
Agriculture, Mining, Oil & Gas Extraction	1,012	708	3%	1%	-1%
Arts, Entertainment, Accommodations	4,183	5,970	12%	12%	0%
Construction	2,350	2068	7%	4%	-3%
Education and Health Services	9,217	15,080	26%	29%	4%
Finance, Insurance, and Real Estate	1,832	2125	5%	4%	-1%
Information	669	952	2%	2%	0%
Manufacturing	2,798	2,363	8%	5%	-3%
Other Services	1,912	1701	5%	3%	-2%
Professional, Scientific, Management Services	2,846	5,286	8%	10%	2%
Public Administration	1,826	2292	5%	4%	-1%
Retail Trade	5,063	9,353	14%	18%	4%
Transportation and Warehousing	1,583	1798	4%	4%	-1%
Wholesale Trade	637	1611	2%	3%	1%
Total	**35,928**	**51,307**	**100%**	**100**	**0%**

Exhibit 51. Business Activity, Medford, 2014–2018 and 2017.

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table S2405 (Workers); Census On The Map, Longitudinal Employer-Household Dynamics (LEHD), 2017 (Jobs).

[14] All working persons 16 years of age and older.

LABOR FORCE

Attribute	Variable
Total Population in the Civilian Labor Force	38,635
Civilian Employed Population	35,938
Unemployment Rate	6.9%
Unemployment Rate for Ages 16–24	15.3%
Unemployment Rate for Ages 25–65	5.8%

Exhibit 52. Labor Force (All Working Persons 16 Years of Age and Older), Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table S2301.

OCCUPATION BY SECTOR

Sector	Number of People
Management, Business, Science, and Arts	11,350
Service	8,066
Sales and Office	8,544
Natural Resources, Construction, and Maintenance	3,703
Production, Transportation, and Material Moving	4,265

Exhibit 53. Occupations by Sector (All Working Persons 16 Years of Age and Older), Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table S2406.

TRAVEL TIME

Travel Time	Number	Percentage
Less than 30 Minutes	29,220	88%
30–59 Minutes	2,881	9%
60 or More Minutes	997	3%
Total	**33,098**	**100%**

Exhibit 54. Travel Time (All Working Persons 16 Years of Age and Older Who Did Not Work at Home), Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B08303.

EDUCATIONAL ATTAINMENT

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than High School Graduate	3,232	276	1,291
High School Graduate (Includes Equivalency)	7,443	525	2,963
Some College or Associate Degree	11,488	729	3,476
Bachelor's Degree or Higher	7,299	284	1,526

Exhibit 55. Educational Attainment by Employment Status, for the Population 16 and Older, Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B23006.

Educational Attainment	Age (in Years)				
	18–24	25–34	35–44	45–65	65+
Less than 9th Grade	137	502	581	822	715
9th to 12th Grade, No Diploma	1,340	1,017	765	1,112	965
High School Graduate, GED, or Alternative	2,526	3,307	2,274	5,350	3,983
Some College, No Degree	1,779	3,518	2,957	5,626	3,161
Associate degree	477	1,157	737	1,710	847
Bachelor's Degree	311	1,562	1,673	3,134	2,540
Graduate or Professional Degree	0	748	733	1,259	1,630

Exhibit 56. Educational Attainment by Age, Medford, 2014–2018

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B15001.

Educational Attainment	Median Earnings, Past 12 Months
Less than High School Graduate	$22,500
High School Graduate (Includes Equivalency)	$27,482
Some College or Associate Degree	$30,311
Bachelor's Degree	$46,378
Graduate or Professional Degree	$54,831

Exhibit 57. Median Earnings in the Past 12 Months, Medford, 2014–2018 (in 2018 Inflation-Adjusted Dollars)

Data Source: US Census Bureau, 2014–2018 ACS 5-Year Estimates, Table B20004.

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

Based on 2014–2018 ACS data presented in Exhibit 51, Medford had a workforce (those aged 16–64) of 35,928 people. The sector in Medford that employs the most people was the education and health-care services sector (9,217 workers or 26% of all workers). The next two sectors that employed the most people were retail trade and arts, entertainment, and accommodations. Combined, these three industries accounted for 51% of the total workforce (18,463 workers).

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY.

The City has identified the following workforce and infrastructure needs of the business community:

- Tax incentives to relocate or expand business development: The City currently offers incentives for new or expanding businesses in the way of tax credits. These credits are through the Enterprise Zone and E-Commerce Overlay.
- Guidance through the business development process: The City's Deputy City Manager of Development Services works closely with businesses by providing direct assistance through the development process.
- Review and revision of code as needed for business support: The City continually reviews and revises code as economic conditions, workforce, business support, and infrastructure needs fluctuate.
- Business support infrastructure: The City continues to identify programs that may (1) provide loans and technical assistance to small businesses and (2) promote development of mechanisms that will encourage microenterprise such as the creation of small-business incubators.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT, OR INFRASTRUCTURE THAT THESE CHANGES MAY CREATE.

Highlights from the City of Medford's 2019 year in review that may have an economic impact include:

- Approved plans for 535 single-family and multifamily dwelling units.
- Generated an estimated $12.2 million in economic impact from Medford's U.S. Cellular Community Park (USCCP).

- Received a $15.5 million BUILD grant to help fund the expansion of nearly four miles of roadway along the Foothill Road/North Phoenix Road Corridor to reduce congestion, accommodate regional growth, and create job opportunities in the area
- Awarded $400,000 of Housing Opportunity Fund dollars to two Medford nonprofits to increase permanent housing for veterans and provide shelter for homeless youth.

HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

There is a wide range of jobs in Medford requiring a variety of educational and skill attainments. The industry with the most workers in Medford is the education and health-care services sector, which typically has stringent education and skill requirements for the most visible portion of the workforce, including educators, doctors, and nurses. The sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. Medford's second and third-largest sectors are retail trade and arts, entertainment, and accommodations, typically calling for a less-educated, less-skilled workforce. Medford has a relatively well-educated workforce, with twice as many residents (aged 25 to 64) with a bachelor's degree or higher, than those without a high school degree.

DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES, AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.

Many workforce development opportunities exist in the Medford area:

- Southern Oregon Regional Economic Development, Inc. provides mentoring, resources, connections, and coaching to start-ups and entrepreneurs through its LAUNCH program.
- Rogue Community College (RCC) offers a variety of classes and degree programs for workforce training, short-term training, and long-term professional development. Training opportunities targeted toward specific professions include electricians, commercial truck drivers, forklift operators, peer support specialists, massage therapists, and more. In addition, RCC offers general computer skills training.
- Worksource Rogue Valley offers vocational training and basic skills training (computer, reading, writing, and math skills).
- PowerUp Academy, through the Rogue Workforce Partnership, offers scholarships for high-quality employee training workshops specific to computer skills, leadership training, industrial safety, information technology, and customized workshops designed for individual business needs.

DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)?

Yes.

IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH?

The five initiatives of the regional CEDS are:[15]

1) **Business Development:** Ensure thoughtful, sustainable, and equitable economic growth by strategically promoting the region as a destination for business expansion and relocation.
2) **Innovation and Entrepreneurship:** Leverage regional assets to strengthen the innovation and entrepreneurship ecosystem in southern Oregon.
3) **Talent:** Invest in the ecosystem that attracts, equips, and retains a strong pipeline of talent to meet the long-term needs of current and future employers.
4) **Tourism:** Support the organizations and places that strengthen the tourism and experiential environment in southern Oregon.
5) **Placemaking:** Nurture an environment that preserves southern Oregon's quality of life for residents, businesses, and visitors.

DISCUSSION (MA-45)

The City offers a well-educated workforce and numerous opportunities for that workforce to attain additional skills and education. However, the age cohort with the highest levels of educational attainment (bachelor's degree or above) are aged 65+, many of which are retired or nearing retirement. Southern Oregon Regional Economic Development, Inc. heads up the regional CEDS, which focuses on the development of quality jobs, the diversification of the economic base of the region, increasing capital for business start-up and expansion, and improving communication and coordination with regional partners. One of the organizations' key initiatives is to focus on attracting, equipping, and retaining talent to meet long-term employment needs.

A majority of Medford's workforce is employed in management, business, science, and arts sectors. The region is seeking to expand into four strategic growth areas: specialty agriculture, natural resources, tourism, and health care (CEDS 2019). Growth in these new areas may require additional training opportunities to prepare the workforce.

[15] TIP Strategies. (November 2019). One Rogue Valley, Comprehensive Economic Development Strategy.

About 88% of Medford's workforce travels less than 30 minutes to work and, per the area's 2019 CEDS report, 10% of the workforce works from home (compared to the national average of 5.2%).

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

Medford does have areas with concentrated housing problems. Concentration is defined as a census tract with a median income below 80% of Medford's area median income. Generally, the areas are also identified as eligible for CDBG area benefits. The census tracts with concentrations are Census Tract 1 (46% of Medford's median area income), Census Tract 5.02 (57% of Medford's median area income), and Census Tract 2.01 (65% of Medford's median area income).[16] The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. Despite the lower rents or purchase prices in the area, many of the households residing in these areas pay a large portion of their income on housing expenses.

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL/ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

Medford has three census tracts with a concentration of individuals identifying as Hispanic/Latino. Concentration is defined as 24% of the population or greater. The census tracts with a concentration of Hispanic/Latinos are Census Tract 1 (39%), Census Tract 2.02 (34%), and Census Tract 2.03 (25%).

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

The characteristics of the market in Census Tract 1, 2.01, 2.02, 2.03, and 5.02 share several commonalities. The median contract rent in these areas range from $591 to $808. The median contract rent in Census Tract 1 is the lowest at $591 (75% of Medford's median contract rent overall), generating some cause for concern.

The median value of a home in these area's range from $94,000 to $193,500. The median home value in Census Tract 1 is the lowest at $94,000 (38% of Medford's median home value overall). The homeownership rate in these areas range from 11% to 34%. Census Tract 1 encompassed the lowest homeownership rate of 11%.

Much of Medford's multifamily housing stock (structures with five or more units) are concentrated in Census Tract 1 and 5.02. In that, 38% of housing in Census Tract 1 is

[16] Census tract 1 is the Liberty Park Neighborhood and Downtown area, census tract 5.02 is the Cottage Street Neighborhood, census tract 2.01 is the Jackson School Neighborhood, census tract 2.02 is the Union Park Neighborhood, and census tract 2.03 is the Washington School Neighborhood.

multifamily housing with five or more units and 41% of housing in Census Tract 5.02 is multifamily housing with five or more units.

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

These areas do have community assets, including community and senior centers, parks, and other public facilities. The mod-rehab properties operated by the Housing Authority of Jackson County are also located within these neighborhoods.

ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

In areas where brownfield issues are not a concern, private and nonprofit developers could find appropriate redevelopment sites to provide homes for households at a range of incomes, including lower and upper-income households. These efforts would aid in sustainability efforts, bringing more people into the neighborhoods and improving the housing stock available in the market.

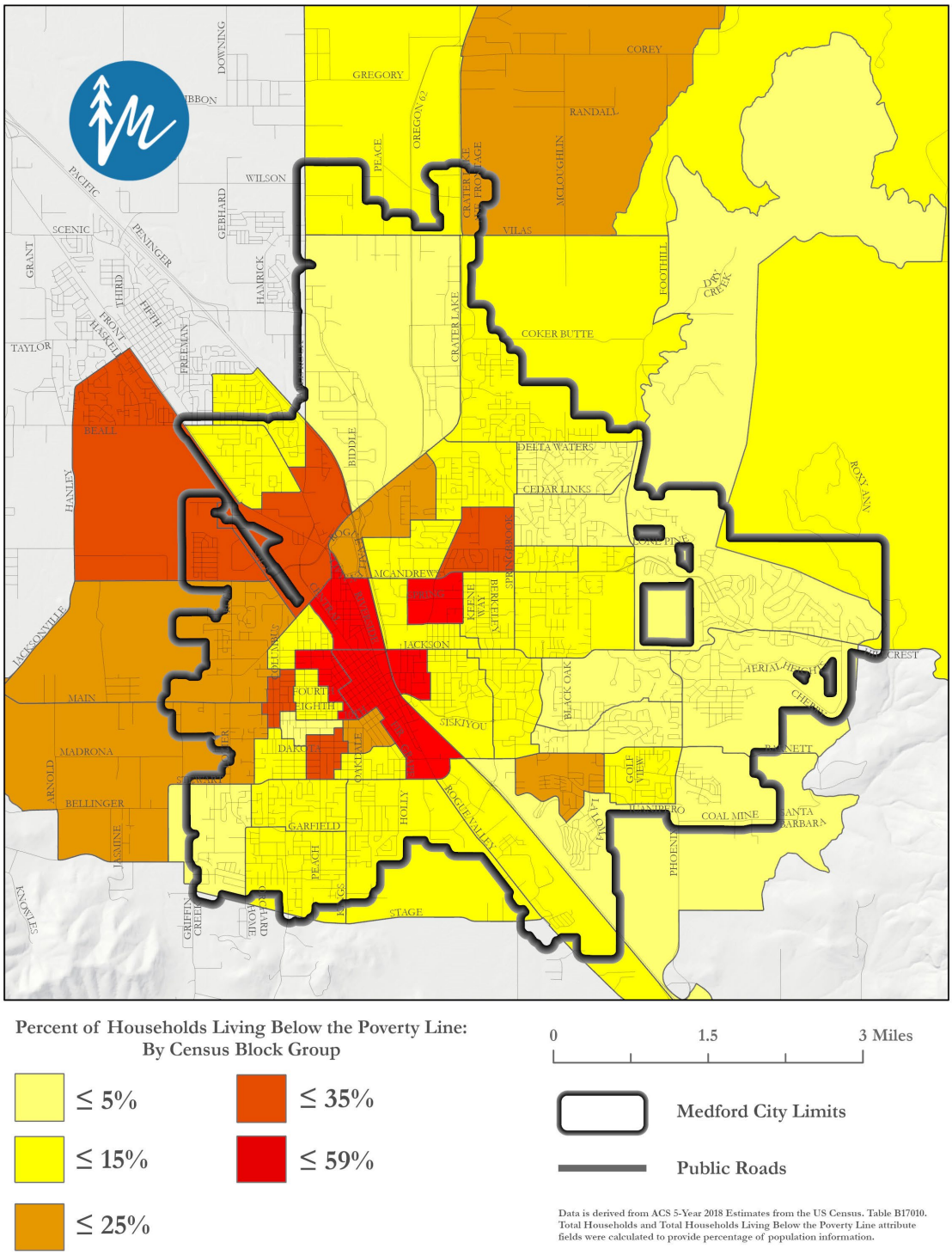

Exhibit 58. Percent Living in Poverty, Medford, 2014–2018

Data Source: Rogue Valley Council of Governments.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.

According to the 2014-2018 ACS, 5,340 households in Medford (17% of all households) were without an internet subscription. Of these 5,340 households without internet (broadband, and to a lesser extent, dial-up service):

- 2,186 households earned less than $20,000 per year (41% of households without service and 36% of households in this income bracket)
- 2,716 households earned between $20,000 and $74,999 per year (51% of households without service and 17% of households in this income bracket)
- 438 households earned $75,000 or more per year (8% of households without service and 5% of households in this income bracket)

As supported by the Office of Policy Development and Research, digital inequality among low-income households excludes households from social supports and notifications distributed through internet access. In-home internet cost, low rates of computer ownership, and uneven skills and training in digital technologies are substantial barriers which force low-income households to rely solely on smartphones and other handheld devices to access the Internet in the home.[17] Working with affordable housing providers to provide free high-speed home internet, and other nonprofit agencies to offer training and access to refurbished computers can help address this inequality.

DESCRIBE THE NEED FOR INCREASED COMPETITION BY HAVING MORE THAN ONE BROADBAND INTERNET SERVICE PROVIDER SERVE THE JURISDICTION.

Lack of competition for broadband increases prices, potentially making high-speed internet connections too costly, and therefore inaccessible, to some households. Excessive competition, however, increases costs for service providers and introduces inefficiencies in the market.

The Southern Oregon Regional Economic Development Strategy identified a need to explore opportunities to expand access to telecom infrastructure (including broadband), especially in rural and underserved areas.

[17] Office of Policy Development and Research (2019). Evidence Matters: https://www.huduser.gov/portal/periodicals/em/fall16/highlight2.html#title

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

DESCRIBE THE JURISDICTION'S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.

According to the analysis described in the "Summary of Climate Trends and Projections for Jackson County," prepared for Medford's Natural Hazard Mitigation Plan, the region (including Medford) is at increased risk for:

- Rising temperatures, resulting in substantially hotter summer and fall seasons.
- Wetter rainy seasons and dryer dry seasons, inducing more frequent flooding, soil erosion, and landslides which can have implications on people, agriculture, natural resources, and built environments.
- Declining snowfall and snowpack inducing soil dry outs, higher wildfire risk, and health risks from smoke and micro-particulates.

DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.

Low- and moderate-income households may be more vulnerable to hazard risks associated with climate change as they will have fewer resources to mitigate hazards that arise. For example, based on a synthesis of findings and conclusions from the "Summary of Climate Trends and Projections for Jackson County,"

- People in low-income urban neighborhoods are at increased risk of heat-related illness due to the urban heat island effect. Lower income households who are currently without air conditioning (AC) systems, and who cannot afford AC should conditions worsen, will be disproportionately affected by rising temperatures.
- People living on steep slopes are at risk of landslides and those living at the interface of wildlands are more at risk of wildfire. Should a wildfire/landslide induce loss or destruction of a home, low- and moderate-income households will not have the same resources to ameliorate these impacts.
- Private well users may be at greater risk of water insecurity. Lower income households who do not have the means of mitigating risks of drought will be more susceptible to water quality and accessibility problems.

STRATEGIC PLAN

SP-05 OVERVIEW

SP-05 and the following 12 subsections comprise the Strategic Plan element of this Consolidated Plan. The purpose of this element is to present the direction the City intends to take in the distribution of its CDBG funds for the next five years.

Among other matters, this element outlines and describes Medford's 2020-2024 funding priorities, anticipated resources, goals, and strategies to ameliorate barriers to affordable housing, improve living conditions across the city, and support Medford residents to become more self-sustaining.

To inform the Strategic Plan, this element used the findings of this Plan's Needs Assessment and Market Analysis. In addition, this element used the conclusions, goals, and recommendations of recently produced housing and homelessness studies conducted for Medford, interview consultations with City staff and stakeholders, and public feedback received through a 2020 Community Needs Assessment Survey and a listening session.

The Strategic Plan builds from other studies and work completed by/for Medford about housing and related issues since 2018, including:

- Medford City Council 2019-2021 Goals (2019)
- City of Medford Homeless System Action Plan (2019)
- Continuum of Care Strategic Roadmap
- Jackson and Josephine County 2019-2022 Community Health Improvement Plan (2019)
- City of Medford Liberty Park Neighborhood Plan (2019)
- Medford Downtown and Residential Market Analysis (2019)
- Downtown Medford City Center Revitalization Plan and Report (2018)
- Housing Authority of Jackson County's 2020 Five-Year Public Housing Authority Plan (2019)
- Medford Housing Strategy (2018)
- Analysis of approaches to address housing issues, including the following memoranda:
    - Property Tax Exemption Programs for Housing (2018)
    - Construction Excise Tax Revenue Estimates and Administration (2018)
    - Analysis of Financial Incentives for Accessory Dwelling Units (2018)

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

1	Area Name:	CDBG-Eligible Block Groups
	Area Type:	Liberty Park Neighborhood
	Other Target Area Description:	Census Tract 1
	HUD Approval Date:	
	% of Low/Mod:	Estimated: 81%
	Revital Type:	Housing, Public Services, Non-Housing Community Development, Economic Development
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	Liberty Park is surrounded by OR-99, a state highway that becomes a one-way couplet on either side of the neighborhood.
	Include specific housing and commercial characteristics of this target area.	Liberty Park is one of the City's oldest neighborhoods, with a diverse mix of residents and businesses. It includes a mix of housing, commercial and retail businesses, educational, institutional, and industrial uses. It serves as a gateway to the Downtown, other commercial areas, and the Bear Creek Greenway.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In 2019, the City developed the Liberty Park Neighborhood. The process to develop the plan involved a Neighborhood Advisory Committee, stakeholder interviews, community open house, and community survey.
	Identify the needs in this target area.	Transportation mobility, transportation infrastructure maintenance, and downtown connections for all modes of transportation. Social services. Quality, affordable, and attractive housing. Business creation/expansion and the creation of family wage jobs.
	What are the opportunities for improvement in this target area?	A set of strategies, centered on a community vision, has recently been developed (2019). In 2018, the Medford Urban Renewal Agency (MURA) allocated approximately $17 million toward the Liberty Park neighborhood in order to fund future improvements and development.
	Are there barriers to improvement in this target area?	Resident disparities, high displacement risk, and financial barriers.

2	Area Name:	CDBG-Eligible Block Groups
	Area Type:	Jackson School Neighborhood
	Other Target Area Description:	Census Tract 2.01
	HUD Approval Date:	
	% of Low/Mod:	Estimated: 67%
	Revital Type:	Housing, Public Services, Non-Housing Community Development, Economic Development
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	The area is west of state highway OR-99. In part, it is bounded by W McAndrew's Road, Lozier Lane, and Main Street.
	Include specific housing and commercial characteristics of this target area.	The housing in this area is largely renter occupied (71%). About 12% of the housing stock is composed of multifamily structures with five or more units. Toward the north of the study area exists industrial uses; toward the west exists a range of commercial uses.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area was identified in a previous Medford consolidated plan. Continued efforts in this area is warranted to fully address the area's needs. Long-term planning in this area is also needed.
	Identify the needs in this target area.	Homeownership assistance and neighborhood planning services
	What are the opportunities for improvement in this target area?	A neighborhood plan is needed to determine the opportunities for improvement in the area.
	Are there barriers to improvement in this target area?	A neighborhood plan is needed to determine the barriers for improvement in the area.
3	Area Name:	CDBG-Eligible Block Groups
	Area Type:	Washington School Neighborhood
	Other Target Area Description:	Census Tract 2.03
	HUD Approval Date:	
	% of Low/Mod:	Estimated: 47%
	Revital Type:	Housing, Public Services, Non-Housing Community Development, Economic Development
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	The area is west of state highway OR-99 and north of Stewart Avenue.

	Include specific housing and commercial characteristics of this target area.	Much of the housing stock in this area is renter occupied (66%). About 77% of the housing stock is single-family detached housing; the remainder is composed of townhomes and structures with two to four units. The western portion of the neighborhood contains many commercial and employment uses.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area was identified in a previous Medford consolidated plan. Continued efforts in this area is warranted to fully address the area's needs. Long-term planning in this area is also needed.
	Identify the needs in this target area.	Homeownership assistance and neighborhood planning services.
	What are the opportunities for improvement in this target area?	A neighborhood plan is needed to determine the opportunities for improvement in the area.
	Are there barriers to improvement in this target area?	A neighborhood plan is needed to determine the barriers for improvement in the area.

Exhibit 59. Geographic Priority Areas

Source: City of Medford.

GENERAL ALLOCATION PRIORITIES

DESCRIBE THE BASIS FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY WITHIN THE JURISDICTION (OR WITHIN THE EMSA FOR HOPWA)

Investments will be allocated according to responses to programmatic opportunities and client responses to funding availability. Rehabilitation programs may be targeted to the CDBG-eligible areas or may be used as an individual benefit to low- to moderate-income households. Public services, likewise, may be offered in low- to moderate-income areas or generally to all qualified residents.

SP-25 PRIORITY NEEDS - 91.215(A)(2)

PRIORITY NEEDS

1	**Priority Need Name**	**Production of New Affordable Housing Units (rental/owner)**
	Priority Level	High
	Population	Extremely low income Low income Moderate income Large families Families with children Elderly and frail elderly Veterans Public housing residents Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS and their families Homeless, unaccompanied and at-risk youth
	Geographic Areas Affected	Citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Provide expanded housing options, including homeownership and rental units, for all economic and demographic segments of Medford's population, focusing on housing affordable to households with income below 80% of HAMFI, while diversifying the housing stock across the city. Also included is the production of accessible housing for elders, persons with physical or mental disabilities, and persons with substance use and other disorders.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
2	**Priority Need Name**	**Acquisition of Existing Housing Units (owner/rental)**

	Priority Level	High
	Population	Extremely low income Low income Moderate income Large families Families with children Elderly and frail elderly Veterans Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS and their families Homeless, unaccompanied and at-risk youth
	Geographic Areas Affected	Citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Acquire existing properties for conversion to affordable and accessible housing for low- to moderate-income homeownership and rental options, as well as new options created for elders, persons with physical or mental disabilities, substance use or other disorders, and persons experiencing homelessness or at risk of becoming homeless.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
3	**Priority Need Name**	**Rehabilitation of Existing Housing Units (owner/rental)**
	Priority Level	High

	Population	Extremely low income Low income Moderate income Large families Families with children Elderly and frail elderly Veterans Persons with disabilities and disorders Persons with HIV/AIDS and their families Homeless, unaccompanied and at-risk youth
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Major, minor, emergency repairs, weatherization, and removal of health and safety hazards of housing units in poor condition, both owner- and tenant-occupied; including improvements that meet the accessible needs of elders and persons with disabilities.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
4	**Priority Need Name**	**Homeownership Assistance**
	Priority Level	High
	Population	Extremely low income Low income Moderate income Large families Families with children Elderly and frail elderly Veterans Persons with disabilities and disorders
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Expand and Improve Affordable Housing Options

	Description	Support programs that provide financial assistance to help low- to moderate-income prospective homeowner households with down payment and/or closing cost assistance, weatherization assistance, correction of recognized health and safety hazard assistance, financial literacy, and homebuyer education.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
5	**Priority Need Name**	**Rental Assistance**
	Priority Level	High
	Population	Extremely low income Low income Moderate income Large families Families with children Elderly and frail elderly Veterans Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS and their families Homeless, unaccompanied and at-risk youth Victims of Domestic Violence
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Support programs to provide financial assistance to help low- to moderate-income renter households with security deposits, rent, and utility payments.

	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
6	**Priority Need Name**	**Fair Housing**
	Priority Level	High
	Population	Extremely low income Low income Moderate income Large families Families with children Elderly and frail elderly Veterans Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS and their families Homeless, unaccompanied and at-risk youth Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Support programs that provide fair housing and educational services to low- to moderate-income and special needs residents.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
7	**Priority Need Name**	**Transitional Housing**
	Priority Level	High

	Population	Individuals and households who are homeless, especially Chronically homeless Sheltered and unsheltered homeless Extremely low income Low income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Support for housing projects and programs that help homeless persons transition from homelessness to permanent housing.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
8	**Priority Need Name**	**Rapid Rehousing/Homeless Prevention**
	Priority Level	High

	Population	Extremely low income Low income Moderate income Large families Families with children Elderly and frail elderly Veterans Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS and their families Homeless, unaccompanied and at-risk youth Victims of Domestic Violence
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Support for programs provide rapid re-housing services to move homeless persons quickly out of homelessness.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
9	**Priority Need Name**	**Permanent Supportive Housing**
	Priority Level	High

	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Expand and Improve Affordable Housing Options Support and Strengthen Homeless Services and Housing
	Description	Support projects and programs that provide permanent support housing to persons and families exiting homelessness, persons with physical or mental disabilities, and other special needs or disorders.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
10	**Priority Need Name**	**Emergency Homeless Shelters**
	Priority Level	High

	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Allocate funding to the creation of additional scattered site homeless shelters and support programs offering support services through shelters.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
11	**Priority Need Name**	**Homeless Navigation Center/Facilities**
	Priority Level	High

	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Increase successful housing placements and wrap-around services to persons experiencing homelessness through the creation of a navigation center in collaboration with the Continuum of Care, Community Action Agency, and nonprofit operators and services providers.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
12	**Priority Need Name**	**Homeless Services**
	Priority Level	High
	Population	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
	Geographic Areas Affected	Citywide

	Associated Goals	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Support for programs offering services to homeless persons at a variety of homeless facilities.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
13	**Priority Need Name**	**Outreach Services**
	Priority Level	High
	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Provide support to programs offering outreach services to unsheltered and sheltered homeless, and persons and families at risk of homelessness; including uniformed and non-uniformed outreach professionals and those professionals trained in trauma-informed care when assisting individuals with behavioral health and substance use disorders.

	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
14	**Priority Need Name**	**Legal Services**
	Priority Level	High
	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Individual benefit
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining Support and Strengthen Homeless Services and Housing
	Description	Increase resources for all types of legal services, including fair housing and eviction prevention, to persons who are income eligible or presumed benefit under HUD regulations.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
	Priority Need Name	**Health Services (physical/mental/behavioral)**

15	Priority Level	High
	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Moderate Income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining Support and Strengthen Homeless Services and Housing
	Description	Support programs that provide community members with basic health care services, behavioral health support, addiction recovery services, and assistance with mental illness.
	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
16	**Priority Need Name**	**Youth Services**
	Priority Level	High
	Population	Extremely low income Low income Large families Families with children Homeless and unaccompanied youth
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Support programs that provide services to youth, including counseling services.

	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
17	**Priority Need Name**	**Child Care Services**
	Priority Level	High
	Population	Extremely low income Low income Large families Families with children Unaccompanied parenting youth Public housing residents
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining Promote Community and Economic Development Efforts that Support Economic Stability
	Description	Support for programs that provide day care and after school care for children.
	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
18	**Priority Need Name**	**Services for Seniors and Persons with Disabilities**
	Priority Level	High
	Population	Extremely low income Low income Moderate income Elderly Frail Elderly Persons with disabilities and disorders
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Provide assistance to programs that promote a community-wide culture of inclusion, support and services for seniors and persons with disabilities.
	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.

19	Priority Need Name	Transportation Services
	Priority Level	High
	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Moderate Income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Support for programs that provide transportation services to low-income residents.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
20	Priority Need Name	Addiction Recovery Services
	Priority Level	High

	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Moderate Income Elderly and frail elderly Veterans Families with children Unaccompanied and at-risk youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Support programs that provide assistance to residents with substance use disorders such as programs that prevent abuse and misuse of substances, reduce harm associated with substance abuse, and ensure access and coordination of care for people impacted by substance abuse.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
21	**Priority Need Name**	**Domestic Violence, Child Abuse and Sexual Assault Services**
	Priority Level	High

	Population	Extremely low income Low income Moderate income Large Families Families with Children Elderly and frail elderly Homeless persons Veterans Unaccompanied and at-risk youth Persons with disabilities and disorders Victims of domestic violence and abuse
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Support programs that provide essential safety net services and counseling for victims of domestic violence, child abuse, sexual assault, including sex trafficking and other services aimed at abuse prevention.
	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
22	**Priority Need Name**	**Employment, Job Training and Workforce Readiness**
	Priority Level	High
	Population	Extremely low income Low income Moderate income Families with children Unaccompanied Youth Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of domestic violence Individuals and households who are homeless, especially chronically homeless Business community Employees and workforce
	Geographic Areas Affected	Individual benefit and citywide

	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Support programs that assist residents in need to become self-sustaining through employment services, workforce readiness, vocational training, and other jobs skills training programs.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
23	**Priority Need Name**	**Public Infrastructure (non-housing benefit)**
	Priority Level	Medium
	Population	Non-housing community development
	Geographic Areas Affected	Areas of CDBG area benefit
	Associated Goals	Improve Quality of Life through Neighborhood Revitalization
	Description	Repairs and improvements to public infrastructure, including streets, sidewalks, lighting, alleyways, sewers, and curbs and gutters in low-income areas.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
24	**Priority Need Name**	**Public Infrastructure (housing benefit)**
	Priority Level	High

	Population	Extremely low income Low income Moderate income Families with children Unaccompanied youth Veterans Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of domestic violence Homeless and chronically homeless Employees and workforce
	Geographic Areas Affected	Citywide
	Associated Goals	Expand and Improve Affordable Housing Options Improve Quality of Life through Neighborhood Revitalization
	Description	Repairs and improvements to public infrastructure, including streets, sidewalks, lighting, alleyways, sewers, and curbs and gutters in low-income areas.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
25	**Priority Need Name**	**Senior Centers**
	Priority Level	High
	Population	Elderly and frail elderly Non-housing community development
	Geographic Areas Affected	Citywide
	Associated Goals	Improve Quality of Life through Neighborhood Revitalization Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Provide assistance to develop and improve neighborhood facilities including senior centers.

	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
26	**Priority Need Name**	**Youth Centers**
	Priority Level	High
	Population	Large families Families with children Homeless youth Unaccompanied youth At-risk youth Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Improve Quality of Life through Neighborhood Revitalization Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Provide assistance to develop and improve neighborhood facilities including youth centers.
	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
27	**Priority Need Name**	**Parks and Recreation Infrastructure**
	Priority Level	Medium
	Population	Non-housing community development
	Geographic Areas Affected	Areas of CDBG area benefit
	Associated Goals	Improve Quality of Life through Neighborhood Revitalization
	Description	Repairs and improvements to parks and recreation infrastructure, including park roads, playground equipment, and maintenance equipment in low- to moderate-income areas.
	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
28	**Priority Need Name**	**Community Centers/Facilities**
	Priority Level	Medium

	Population	Non-housing community development
	Geographic Areas Affected	Areas in CDBG area benefit
	Associated Goals	Improve Quality of Life through Neighborhood Revitalization
	Description	Improvements to community centers and facilities, including parks and recreation facilities, in low- to moderate-income areas.
	Basis for Relative Priority	Priorities based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
29	**Priority Need Name**	**Code Enforcement**
	Priority Level	Medium
	Population	Non-housing community development
	Geographic Areas Affected	Areas of CDBG area benefit
	Associated Goals	Improve Quality of Life through Neighborhood Revitalization
	Description	Support for enforcement of local building and premise codes in low- to moderate-income areas.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
30	**Priority Need Name**	**Demolition and Blight Clearance**
	Priority Level	Medium
	Population	Non-housing community development
	Geographic Areas Affected	Areas of CDBG area benefit and spot blight
	Associated Goals	Improve Quality of Life through Neighborhood Revitalization
	Description	Removal of dilapidated structures and other blighting influences in low- to moderate-income areas and on a spot blight basis.

	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
31	**Priority Need Name**	**Technical Assistance to Small Businesses/Incubators**
	Priority Level	Medium-High
	Population	Extremely low income Low income Moderate income Non-housing community development Persons with disabilities and disorders Business community Employees and workforce
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining Support and Promote Community and Economic Development Efforts that Support Economic Stability Improve Quality of Life through Neighborhood Revitalization
	Description	Support programs that provide technical assistance to small businesses, including business incubators.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
32	**Priority Need Name**	**Small Business Loans**
	Priority Level	Medium-High

	Population	Extremely low income Low income Moderate income Non-housing community development Business community Employees and workforce
	Geographic Areas Affected	Individual benefit and citywide
	Associated Goals	Support and Promote Community and Economic Development Efforts Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining Improve Quality of Life through Neighborhood Revitalization
	Description	Work with regional partners to expand the availability of startup capital and support programs that provide loans to small businesses owned by low- to moderate-income residents.
	Basis for Relative Priority	Priorities were established through recent policy work about meeting housing and community needs in Medford, as described in Section SP-05, as well as an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.
33	**Priority Need Name**	**Veteran Services**
	Priority Level	High
	Population	Sheltered and unsheltered homeless Chronically homeless Extremely low income Low income Elderly and frail elderly Veterans Families with children Persons with disabilities and disorders Persons with substance use addictions Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Citywide

	Associated Goals	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low/Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Description	Provide support to programs serving Veterans and their families.
	Basis for Relative Priority	Priorities were based on public input and recommendations in the City of Medford Homeless System Action Plan and the Continuum of Care Strategic Plan. Priorities were also based on an evaluation of a community survey, input from a community listening session, and analysis from staff and consultants.

Exhibit 60. Priority Needs Summary

Source: Summarized by ECONorthwest and the City of Medford.

NARRATIVE (SP-25) – OPTIONAL

The City of Medford, through development of this Plan, conducted analyses that clarified the needs of the community. Findings of the analysis (as well as other recent studies conducted by/for the City of Medford) established a baseline understanding of the community's housing and community development priorities. Then, in 2020, the City of Medford conducted an online survey and hosted a community listening session. The City used the results of those efforts to further refine the priorities outlined in Exhibit 60.

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
Tenant-Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owners' willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to biases/stereotypes that clients do not take care of the property as well as other renters do. Other concerns were raised by the landlord and property management community relating to the risk of and capacity to repair rental property damage. This could be ameliorated through landlord incentive programs and rental preparedness education. High rental costs may also influence the amount of TBRA funding allotted to the jurisdiction. For example, residents that receive housing choice vouchers must find units that are priced at or under a specific threshold. If rents are too high, rental assistance may not be enough to cover the cost of the unit (i.e., a client's ability to pay plus the voucher subsidy may, together, not be enough to cover asking rents). In these instances, a client must seek out other housing alternatives or forgo the voucher altogether (should other alternatives not be available). Given Medford's low rental vacancy rate, a lack of alternatives is not inconceivable. If many clients must forego use of a voucher, overall utilization rates are affected, which impacts the number of vouchers allocated to the jurisdiction in the following year.

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
TBRA for Non-Homeless Special Needs	In addition to the market characteristics outlined above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. In any community, most housing has not had accessibility or modernization improvements to provide persons with disabilities, impairments, or extenuating needs ease of access. While landlords are obligated to make reasonable accommodations for such renters, many households need accommodations that are beyond what the typical landlords considers reasonable. Another key issue for persons with disabilities is sustainability of temporary permanent supportive housing (PSH) assistance while residents wait to be accepted under the Section 8 Voucher program. Often times, this wait is up to four years, while agencies providing temporary PSH assistance are struggling to compete in grant competitions, year-to-year.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, prevailing interest rates, and labor. With the potential exception of interest rates, all of these costs have grown in Medford consistent with regional and state trends. Federal, state, and local loans and grants to subsidize affordable housing units have also become increasingly competitive. Even when monies are received for a development, they are insufficient to cover costs and must be used as leverage for a range of other financing sources. This complicates and prolongs the predevelopment stages of most projects.

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. While these costs are relatively low when compared to other areas of the country, they have become increasingly more expensive. The efficiency of rehabilitation is dependent on the after-rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home. Accessibility improvements for persons with disabilities can also be influenced by the cost of materials and labor, and extensive code requirements. Developers have requested consideration of flex design standards to meet the accessibility needs of residents to remain housed, but not necessary meet all code requirements, initially. Identifying specific disabilities, and the magnitude of the need; as well as careful review of Building Code and ADA Compliance standards will influence the development community's ability to meet demand.
Acquisition, Including Preservation	Acquisition, including preservation, can be influenced by the market value of the structure. Lower-valued properties may be acquired by developers to make a return on investment. Properties that may be too costly to acquire and rehab/redevelop may sit idly until market circumstances are more favorable. Housing providers or nonprofit organizations may acquire land or structures for the purpose of providing new or preserving existing affordable housing. The availability of federal, state, and local funds to leverage in their development proformas may be a positive factor or a limiting factor in the ability of affordable housing providers to acquire and/or preserve affordable housing. Nonprofit housing developers are experiencing lengthy delays resulting from the federal environmental review process that must be completed prior to securing land. The City's ongoing efforts to serve as the Responsible Entity on non-CDBG funded projects has and should continue to alleviate this constraint.

Exhibit 61. Influence of Market Conditions

Source: Summary by ECONorthwest and the City of Medford.

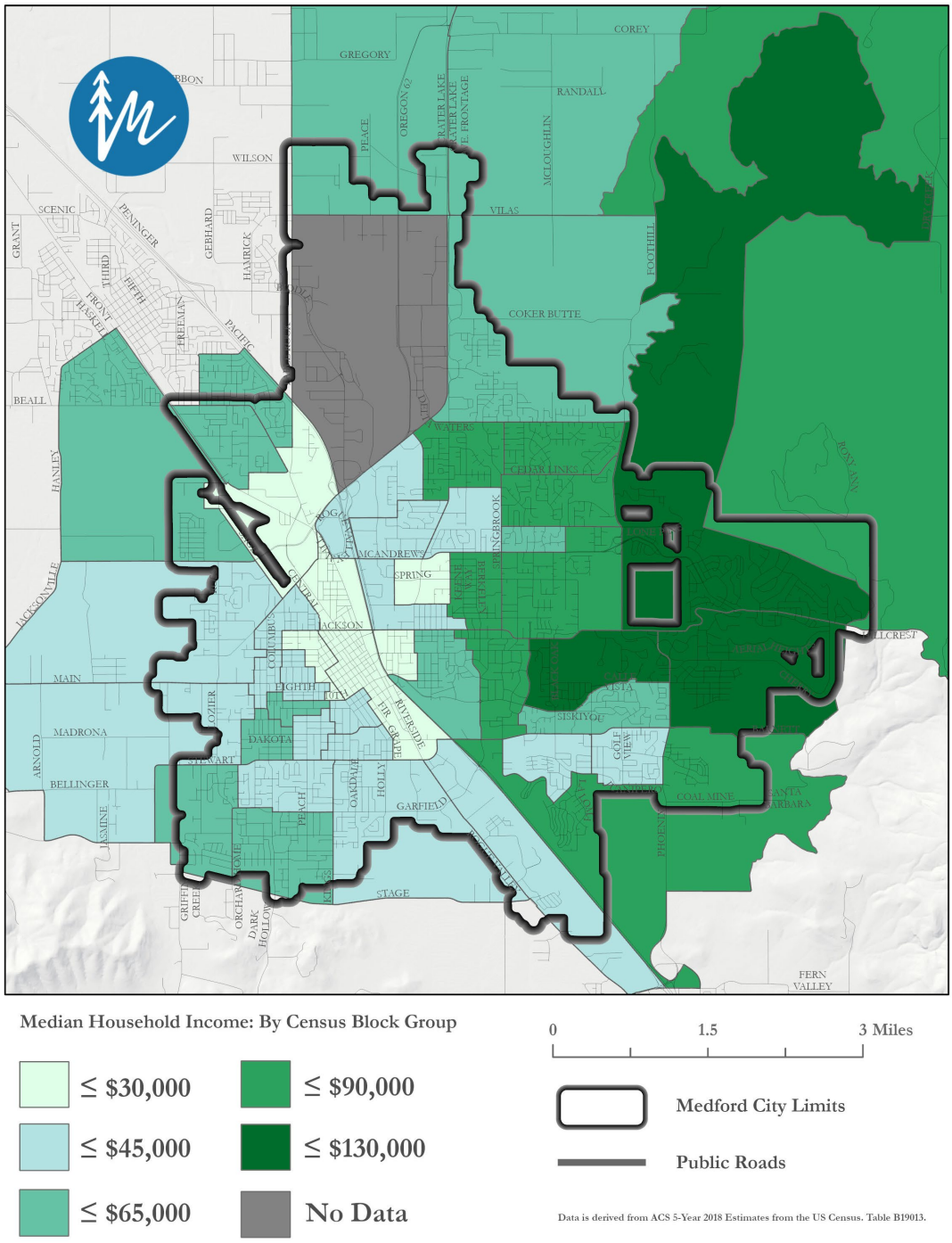

Exhibit 62. Median Household Income, Medford, 2014–2018

Source: Rogue Valley Council of Governments.

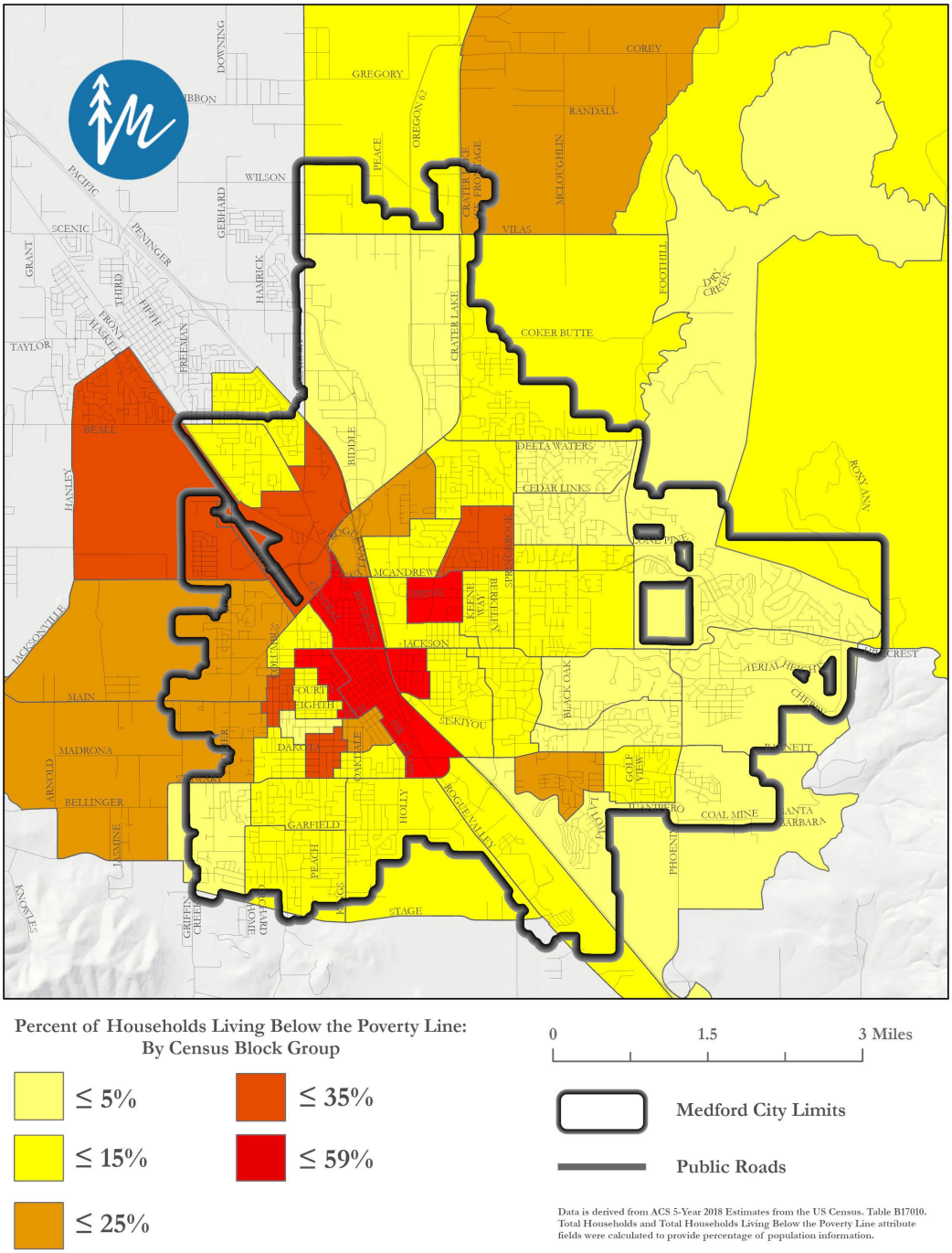

Exhibit 63. Percent Living in Poverty, Medford, 2014–2018

Data Source: Rogue Valley Council of Governments.

SP-35 ANTICIPATED RESOURCES – 91.215(A)(4), 91.220(C) (1,2)

Medford only receives federal funding from the Community Development Block Grant program. The City anticipated receiving an CDBG entitlement allocation of $735,536 to support affordable housing, homelessness, and community development programs and projects in the first program year (see Exhibit 64). This amount was reduced by HUD to address a federal accounting adjustment, as reflected in Exhibit 64 to $735,424. In addition, the City submitted a sub-grantee request to the Oregon Housing and Community Services (OHCS) to transfer $116,693.68 in current, un-allocated program income from the Neighborhood Stabilization Program (NSP) for use during the 2020-21 program year. This request was for current and future program income, which may result in additional resources during this and future consolidated plan periods. The amount referenced in Exhibit 64, under prior year resources of $172,955.96, includes the $116,693.68 from NSP and $56,262.28 in program income returned from the previously funded Down Payment Assistance program administered through ACCESS (the region's Community Action Agency). Program income of $110,000, estimated in Exhibit 64, is anticipated to be received from the City's Homeowner Repair Program administered through Housing Authority of Jackson County.

Unanticipated resources, not known at this time, may come from unspent program administration funds, returned funds from projects that receive program income and/or finish under budget, NSP program income, and carryforward (in progress) project balances to be expended in future program years.

ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available, Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public – Federal	- Acquisition - Admin - Planning and Economic Development - Housing - Public Improvements - Public Services	$735,424 *($112.00 reduced by HUD for HUD accounting adjustment	$363,606.17	$120,251.64 (subject to change)	$1,219,281.81 (estimated)	$3,382,144	Expected amount for remainder of Consolidated Plan equals first year allocation, plus program income multiplied by four.

Exhibit 64. Anticipated Resources, Medford, 2020-2024

Source: City of Medford.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE, AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

Medford City Council approved a recommendation made by the Housing Advisory Commission in November 2019 to use the Consolidated Plan as the driving document on funding decisions under the City's Housing Opportunity Fund (HOF) for the production of new housing units. Additional annual resources under the HOF are estimated at $258,500 - $725,675, based on historic construction excise tax revenues.[18] Other non-CDBG resources may include funds from the City's General Fund Grant (GFG) program and Homeless System Action Plan (HSAP) Implementation Fund. Exhibit 64 includes CDBG resources, only.

FEDERAL FUNDS WILL BE LEVERAGED THROUGH THESE NEWLY ESTABLISHED AND PRIORITIZED CITY FUNDING SOURCES; THROUGH THE ABILITY OF SERVICE ORGANIZATIONS TO RAISE PROGRAM FUNDS THROUGH OUTSIDE SOURCES; AND THE DEVELOPMENT COMMUNITY'S ABILITY TO SECURE GRANTS AND LOANS NEEDED FOR HOUSING DEVELOPMENT ACTIVITIES. IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

In 2019, the City developed a process for reviewing City-owned land in the Downtown and Liberty Park Neighborhood. Suitable lots will be considered for housing development, infrastructure improvement needs, and economic development on an ongoing basis, and in partnership with the Medford Urban Renewal Agency (MURA). This review process may be implemented city-wide as the City achieves outcomes in these two areas.

DISCUSSION (SP-35)

Any additional CDBG resources are restricted to HUD-allowable allocations to program administration, public services, and capital improvement projects. All new CDBG resources are allocated under the City's Citizen Participation Plan and approved by City Council, accordingly.

[18] ECONorthwest analysis of City of Medford building permit data (historical minimum, maximum, and average potential CET revenue by source, 2007/08-2017/18)

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

This section presents the institutional delivery structure through which the City of Medford will carry out its consolidated plan. The delivery structure is comprehensive in that it includes private industries, nonprofit organizations, and public institutions. Many institutions can play multiple roles which gives the delivery structure flexibility and intersections.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Medford - City Council - Planning - Police - Building - Legal	Government	• Planning • Homelessness • Non-Homeless Special Needs Community Development (public facilities, neighborhood improvements, public services, and Economic Development) • Public Housing • Affordable Housing (ownership and rental)	Jurisdiction
Housing Authority of Jackson County	Public Housing Authority	• Public Housing • Affordable Housing (rental) • Homelessness • Planning	Region
Medford Housing Advisory Commission	Other – Government advisory body	• Affordable Housing (ownership and rental) • Homelessness • Planning	Jurisdiction
Medford Community Development Grants Commission	Other – Government advisory body	• Planning • Homelessness • Affordable Housing (ownership and rental) • Non-homeless special needs Community Development (public services, public facilities, neighborhood improvements, and Economic Development)	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ACCESS	Community Action Agency	• Homelessness • Affordable Housing (ownership and rental) • Non-Homeless Special Needs Community Development (public services)	Region
Jackson County Continuum of Care	Continuum of Care	• Homelessness • Planning	Region
Rogue Valley Council of Governments	Government Planning Organization	• Planning • Non-homeless Special Needs Community Development (public services)	Region
Rogue Valley Transportation District	Public Transportation	• Planning • Non-Homeless Special Needs Community Development (public services)	Region
Southern Oregon Regional Economic Development (SOREDI)	Designated Economic Development District	• Non-Homeless Special Needs Community Development (Economic Development) • Planning	Region
Youth 71Five Ministries	Nonprofit organizations	• Non-Homeless Special Needs Community Development (public services and Economic Development) • Homelessness	Local
Maslow Project	Nonprofit organizations	• Non-Homeless Special Needs Community Development (public services) • Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
St. Vincent De Paul	Nonprofit organizations	• Non-Homeless Special Needs Community Development (public services) • Homelessness	Region
Center for Nonprofit Legal Services	Nonprofit organizations	• Homelessness • Non-Homeless Special Needs Community Development (public services)	Region
Community Works	Nonprofit organizations	• Non-Homeless Special Needs Community Development (public services) • Homelessness	Region
Rogue Retreat	Nonprofit organizations	• Homelessness • Non-Homeless Special Needs Community Development (public services)	Local
Hearts with a Mission	Nonprofit organizations	• Homelessness • Non-Homeless Special Needs Community Development (public services)	Jurisdiction
Community Alliance of Tenants	Nonprofit organizations	• Non-Homeless Special Needs Community Development (public services) • Affordable Housing (rental)	Region
CPM Property Management	Private industry	• Affordable Housing (rental) • Homelessness • Planning	Region
Medford Chamber of Commerce	Private industry	• Non-homeless special needs Community Development (Economic Development)	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Mercy's Gate Rogue Valley	Community/Faith-based organization	• Non-homeless special needs Community Development (public services)	Region
Medford Urban Renewal Agency (MURA)	Redevelopment authority	• Affordable Housing (rental) • Homelessness • Non-homeless special needs Community Development (public facilities, neighborhood improvements, and Economic Development) • Planning	Jurisdiction
ColumbiaCare Services	Developer	• Affordable Housing (rental) • Non-homeless special needs Community Development (public services)	Region
Hayden Homes	Developer Private industry	• Affordable Housing (ownership)	Jurisdiction
Habitat for Humanity	Development Nonprofit organizations	• Affordable Housing (ownership)	Region
Medford Senior Center	Nonprofit organizations	• Non-homeless special needs Community Development (public facilities and public services)	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
OnTrack Rogue Valley	Nonprofit organizations Developer	• Affordable housing (rental) • Non-homeless special needs Community Development (public services and neighborhood improvements)	Region
La Clinica	Nonprofit organizations Other – Health care	• Homelessness • Non-homeless special needs Community Development (public services)	Region
Providence	Community/Faith-based organization Other – Health care	• Homelessness	Jurisdiction
Oregon Health Authority	Government	• Planning • Affordable Housing (rental)	State
Jackson County Public Health	Government	• Planning • Affordable Housing (rental)	Region
AllCare Health	Other – Coordinated care organization	• Homelessness • Affordable Housing (ownership and rental) • Planning • Non-homeless special needs Community Development (public services)	Region

Exhibit 65. Institutional Delivery Structure

Source: Public Information.

ASSESS OF STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM.

The institutional delivery system in Medford is well coordinated and spans a range of community needs. The City has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES:

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

Exhibit 66 - Homeless Prevention Services Summary

Source: Public data.

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM, INCLUDING BUT NOT LIMITED TO THE SERVICES LISTED ABOVE, MEETS THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH).

The services targeted toward homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of nonprofit service providers that constitute Medford/Ashland/Jackson County Continuum of Care. These organizations partner with each other, the City, and mainstream service providers to provide a wide-ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING BUT NOT LIMITED TO THE SERVICES LISTED ABOVE.

The service providers in Medford work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in Medford are particularly strong in the areas of food service, wrap-around case management, legal service, youth outreach and advocacy, services for persons fleeing from Domestic Violence, employment training, and life-skills training. Gaps exist in mental health services; addiction recovery services; and emergency shelter, transitional housing, and permanent housing capacity. There are not enough beds or units to meet immediate and rising demands.

PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM FOR CARRYING OUT A STRATEGY TO ADDRESS PRIORITY NEEDS.

1. Work with nonprofit organizations to address community needs and provide support to federal and nonfederal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private-public partnerships for project finance and development to leverage federal funds.
4. Work with community partners to identify and secure additional funding and resources to meet the critical needs.

SP-45 GOALS SUMMARY – 91.215(A)(4)

GOALS SUMMARY INFORMATION

	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable and Improve Housing Options	2020	2024	Affordable Housing	Citywide	• Rehabilitation of Existing Units (owner/rental) • Services for Seniors and Persons with Disabilities • Acquisition of Existing Housing Units (owner/rental) • Permanent Supportive Housing • Veterans Services • Production of New Affordable Housing Units (owner/rental) • Fair Housing	$2,280,099 *(includes estimated $550,000 in program income)*	Homeowner Housing Rehabilitated: 110 Units Rental Units Rehabilitated: 45 Units Housing for Homeless added: 30 Other – planning: n/a

	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Support and Strengthen Homeless Services and Housing	2020	2024	Homeless Services	Citywide	• Homeless Services • Emergency Homeless Shelters	$277,500	Homeless Person Overnight Shelter: 1,440 persons
3	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide	• Legal Services • Employment, Job Training and Workforce Readiness • Domestic Violence, Child Abuse and Sexual Assault Services • Homeless Services • Youth Services • Outreach Services	$272,500	Public service activities other than Low/Moderate Income Housing Benefit: 775 persons Homelessness Prevention: 375 Persons

	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Quality of Life through Neighborhood Revitalization	2020	2024	Non-Housing Community Development	Citywide	• Senior Centers • Youth Centers • Community Centers/ Facilities	$710,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,900 Persons
5	Support and Promote Community and Economic Development Efforts that Support Economic Stability	2020	2024	Economic Development Non-Housing Community Development	Citywide	• Technical Assistance to Small Businesses/ Incubators	$125,000	Businesses assisted: 475

Exhibit 67. Goals Summary, Medford, 2020–2024

Source: Summarized by ECONorthwest and the City of Medford.

GOAL DESCRIPTIONS

The following table (Exhibit 68) presents the City's five goals. Each goal has several strategies, which are targeted actions the City may take to address each goal.

1	Goal Name	Expand and Improve Affordable Housing Options
	Goal Description and List of Strategies	Provide expanded housing options for all economic and demographic segments of Medford's population, focusing on housing affordable to households with income at or below 80% of HAMFI, while diversifying the housing stock across the city. • Support development of housing affordable across the city by supporting development of a wider range of housing, including accessory dwelling units (ADUs), cottage housing, duplex/tri-plex/quad-plexes, townhouses, multifamily housing, manufactured housing, fully contained tiny homes and shipping containers, and other affordable housing types that support inclusion and mixed-income housing. • Partner with the affordable housing organizations, the development community, and local employers to support development of housing and identify, lower, or remove barriers to housing development, including infrastructure constraints that discourage residential development. • Create affordable housing opportunities and diversify the types of housing in downtown Medford and other areas by implementing strategies from the City Center Revitalization Plan and Liberty Park Neighborhood Plan. • Develop incentives to support development of a wider range of affordable housing, both market-rate affordable housing (e.g., missing middle housing), and publicly supported housing. These incentives may include tax abatements, systems development charge credits, or use of city surplus property for housing development. Incentives may be funded through the construction excise tax revenue, urban renewal funds, and other funding sources. • Increase accessibility of housing for people with disabilities, mental health challenges, substance abuse issues, and other challenges to accessing housing.

		• Support rehabilitation efforts for housing in poor condition (including manufactured housing), housing in need of repairs (e.g., leaking roofs, failed heating systems, unsafe wiring, failed plumbing, and other eligible repairs), and housing in need of accessibility (ADA) modernization. Efforts should focus on units that are affordable to low- to moderate-income households. • Support weatherization programs and incentives to support landlords in improving rental properties serving low- to moderate-income households. • Increase funding and support for programs that increase the inventory of lead-safe housing units. • Support programs to provide financial assistance to help low- to moderate-income renter households with security deposits, rent, and utility payments. • Support programs that provide financial assistance to help low- to moderate-income prospective homeowner households with down payment and/or closing cost assistance, weatherization assistance, correction of recognized health and safety hazard assistance, financial literacy, and homebuyer education. • To reduce barriers to affordable housing development, including reducing development costs, pursue changes to the Medford Development Code by allowing smaller lots, higher densities, more flexible lot dimension standards, and/or reduced parking requirements. • Support programs that provide fair housing and educational services to low- to moderate-income and special needs residents.

2	Goal Name	Support and Strengthen Homeless Services and Housing
	Goal Description and List of Strategies	Expand access to housing and supportive services that address homelessness in Medford through collaborative action with the City's partners. Implement the goals and actions identified in the Homeless System Action Plan (HSAP). • Increase the supply of affordable and supportive housing based on City Council's biennial productions goals. Support development of housing to address homelessness through actions such as: identifying publicly-owned land that may be suitable for housing development; identifying incentives to support housing first models, rapid rehousing, and permanent supportive housing units; changing the development code to support the development of affordable housing; and other actions. • Increase leadership, collaboration, and funding to support development of housing and services to reduce homelessness. Continue providing leadership on issues of homelessness by strengthening capacity to implement the HSAP Implementation Plan and increase awareness of the public costs of managing homelessness. Engage stakeholders on issues of homelessness, including faith-based organizations, businesses, and other agencies. Continue to participate and provide leadership within the Continuum of Care. • Address unsheltered homelessness and encampments through efforts such as: continuing to support the Chronically Homeless Outreach Partnership, funding recognized non-uniformed street outreach services, and supporting evidence-based programs that serve homeless individuals experiencing mental illness and substance use disorders. • Increase temporary housing programs and successful placements through efforts such as: supporting the creation of navigation centers including shelters and case management services, allocating funding to the creation of additional scattered sites and year-round low barrier shelter programs, working with interested churches to create safe parking programs, increasing resources for homelessness prevention, increasing funding for legal services targeted to residents facing eviction, and increasing diversion training and activities in collaboration with the Continuum of Care.

3	Goal Name	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Goal Description and List of Strategies	Support residents to become self-sustaining by increasing the availability and accessibility of essential support services to residents who are low- to moderate-income, residents with special needs, families with children, people living with disabilities, seniors, youth, and people living with mental health and substance use disorders. • Support public service agencies that assist residents in need with safety net services to overcome barriers including substance abuse, domestic violence, child abuse, physical and mental health disorders or disabilities, and homelessness. • Support programs that provide assistance to residents with mental health concerns, such as programs that: mitigate the effects of trauma, decrease social isolation, provide information about behavioral health support, reduce harm associated with mental health disorders, and ensure access and coordination of care for people impacted by mental health disorders. • Support programs that provide assistance to residents with substance use concerns, such as programs that: prevent abuse and misuse of substances, reduce harm associated with substance abuse, and ensure access and coordination of care for people impacted by substance abuse. • Support programs that provide basic health care services to residents in need. • Support programs that assist low- to moderate-income residents in need to become self-sustaining through job skills training, vocational trade school, workforce readiness programs, transportation services, and the availability and affordability of childcare and after school care. • Support programs that encourage volunteerism and advocacy programs for special needs populations such as seniors, youth, people living with disabilities, people living with mental health disorders, people living with substance use disorders, and people experiencing homelessness. • Increase funding for projects, programs, and activities that support populations that are aging and/or living with disabilities, such as programs that: support or incentivize modernizing and rehabilitating housing, support new and existing owner and rental properties that promote accessibility, remove architectural barriers, and promote other improvements that increase the supply of housing suitable for all ages and abilities.

4	Goal Name	Improve Quality of Life through Neighborhood Revitalization
	Goal Description and List of Strategies	Improve quality of life through neighborhood revitalization and improvements of community infrastructure and facilities. Engage the community in discussions about ways to improve Medford's public facilities and revitalize neighborhoods. Proactively plan for infrastructure needs by providing facilities necessary for the City's residents and visitors in a manner that is financially and environmentally sustainable. • Support programs that promote a community-wide culture of inclusion, such as neighborhood or outreach programs that engage low- to moderate-income households, people of color, people experiencing homelessness, people living with disabilities and/or mental health issues, seniors, and youth in community discussions. • Provide assistance to repair and improve public infrastructure including street improvements, sidewalks, water and sewer improvements, curbs, gutters, and lighting and street trees in low- to moderate-income neighborhoods. • Provide assistance to develop neighborhood facilities such as youth centers, senior centers, parks and recreation facilities, open space and community centers. • Support the removal of dilapidated structures and other blighting influences in low- to moderate-income areas, designated slum and blight areas, and citywide on a spot-blight basis in accordance with HUD regulations. Actively enforce City codes to improve the habitability and safety of housing and to eliminate blighting influences in neighborhoods. • Provide planning assistance toward the development of a Jackson School Neighborhood Plan and a Washington School Neighborhood Plan. The City identified an intention to provide similar planning assistance for the Union Park Neighborhood and the Cottage Street Neighborhood in the City's next consolidated plan.

5	Goal Name	Promote Community and Economic Development Efforts that Support Economic Stability
	Goal Description and List of Strategies	Pursue community and economic development efforts that support or improve housing development, economic mobility, small business ownership, economic stability, and the community's economic vitality. • Collaborate with SOREDI, private businesses, government, and educational partners to develop a regional economic development strategy. • Collaborate with the Chamber of Commerce to strengthen and support the local business network. • Support programs that provide job training and workforce readiness services by participating and strengthening relationships with local and regional schools (e.g., K-12, community colleges, and universities), supporting expanded technical education and higher education programming, and partnering with economic development and workforce development agencies. • Support programs that provide technical assistance to small businesses, including business incubators, by ensuring companies have the infrastructure needed to develop and bring products to market, connecting regional networks of entrepreneurs to foster collaboration, and supporting programs that increase access to capital for businesses in Medford. • Work with regional partners to expand the availability of startup capital by building on opportunities from the Southern Oregon Angel Investment Network, grants from federal sources (e.g., US Small Business Innovation Research or the US Small Business Technology Transfer), and City programs that provide loans to small businesses. • Support childcare programs that strengthen the low- to moderate-income workforce, as an economic driver within the city.

Exhibit 68. Goal Descriptions, Medford 2020–20240

Source: Summarized by ECONorthwest and City of Medford.

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2).

Based on a 2019-21 Council established goal to support the production of 100 housing units during the biennium, the City estimates providing affordable housing options to 200 extremely low-, low-, and moderate-income families during this consolidated planning period. However, this goal is based on the allocation of local funds available through the City's Housing Opportunity Fund, which is funded through Construction Excise Tax revenue.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

ASSESSMENT QUESTIONS

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT):

The Housing Authority of Jackson County does not own any public housing units.

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENT:

The Housing Authority of Jackson County does not own any public housing units.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

No.

PLAN TO REMOVE THE "TROUBLED" DESIGNATION:

Not applicable.

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

BARRIERS TO AFFORDABLE HOUSING

The City of Medford identified the following barriers to affordable housing after consulting with local public and private agencies, state agencies, and City staff; reviewing recently completed housing and homelessness studies for Medford; and analyzing a 2020 community needs survey completed by Medford residents. This section relates to both affordable housing (housing affordable to households earning less than 80% of HAMFI) as well as housing affordable to households at all income levels.

Among the gamut of challenges experienced in Medford is the high cost of housing production. Medford is not unique in this market reality. The increasingly high cost of construction and land make affordable housing difficult to produce at rents suitable for low- to moderate-income households. The City is also challenged by a limited construction labor pool, which increases development costs—further reducing the financial feasibility of new units.

Zoning and building requirements can also be a barrier. In a 2018 presentation to the Medford City Council, off-street parking requirements, building code requirements (for seismic, fire and emergency egress, and ADA accessibility), and land use regulations were cited as primary housing development challenges. Lack of infrastructure (or "shovel-ready") sites and land assembly challenges were similarly cited as barriers.

Finally, insufficient funds to support housing development or to leverage other federal/state dollars are a barrier to affordable housing in Medford. In the last several decades, competition for housing loans/grants have become increasingly competitive. Coupled with the higher cost of development, proformas typically cannot make more affordable housing units "pencil" without some form of subsidy. Local incentives (e.g., fee waivers or deferrals, tax exemption programs) can sometimes be helpful. Medford does have an SDC deferral program, but some conditions apply.

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING:

The City of Medford identified "expand and improve affordable housing options" as a high priority (SP-25) and goal (SP-45) for the planning period. The strategies, or suggested actions identified in SP-45 aim to remove, ameliorate, and lower the barriers to affordable housing. For more information, see the first goal description in Exhibit 68.

SP-60 HOMELESSNESS STRATEGY – 91.215 (D)

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS:

City staff will continue its work with the Medford/Ashland/Jackson County Continuum of Care (CoC), to develop enhance and support outreach to homeless individuals and families. The CoC is a HUD-mandated community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. The City partners with the CoC through funding support and participation on several of the CoC's 12 work groups, including but not limited to the 27-member Board and Executive Committee. Over 100 community entities participate in the region's CoC, which provides the City with great opportunity to support and strengthen outreach efforts as well as encourage the implementation of best practices and pilot programs. The CoC currently supports 18 agencies that participate in the Homeless Management Information System (HMIS). The City will continue efforts to support HMIS participation within the jurisdiction to produce accurate data to fuel appropriate outreach efforts. The CoC also facilitates the annual Point-in-Time counts, of which the City will continue to participate.

The City also completed a Medford Homeless System Action Plan (HSAP) in April 2019 to help the City define its role in addressing homelessness, create a roadmap of goals and actions, and establish funding strategies. In November 2019, City Council adopted the HSAP Implementation Plan consisting of five goals and 32 strategies. This Implementation Plan, attached hereto, will drive strategic action to enhance outreach efforts to homeless persons and families, especially unsheltered persons. Goal 3 of the Implementation Plan identifies actions to specifically address unsheltered homelessness and encampments. The City, through the Chronically Homeless Outreach Partnership (CHOP) has implemented three of the four actions, merging law enforcement and non-uniformed outreach professional for more impactful outreach. The remaining action call for a dedication of City funds to continue to increase outreach efforts and to help streamline a more robust and sustainable volunteer system.

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS:

Goal 4 of the HSAP Implementation Plan identifies four actions to increase temporary housing programs and successful housing placements. Under these actions, the City will continue to support emergency shelters within the city, work with the CoC and other partners to identify the need for options related to a central access point that could serve as a site for distribution of services, of which would include housing placements. Goal 1 of the Implementation Plan establishes actions related to the production of new units, including emergency, transitional and permanent supportive housing (PSH) for homeless.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN:

Goal 1, Action 5 of the HSAP Implementation Plan directs the City to prioritize funding and partnership efforts that increase rapid rehousing (RRH) programs to prevent homelessness and/or shorten the period of time individuals and families experience homelessness. Other actions identified under Goal 1 include: work with Housing Authority of Jackson County to explore innovative local funding options that could enhance the Section 8 Voucher program: inventory publicly-owned land for development of affordable housing; engage landlords in the city to increase rental options for homeless households; engage with community partners to create a PSH pilot project; explore zone changes to facilitate development of units; and implement an Accessory Dwelling Unit (ADU) development program.

In addition, the Strategic Plan proposes to provide funding to a variety of agencies that provide services to homeless individuals and families, including homeless youth, seniors, persons with disabilities, and other special needs populations experiencing mental illness and substance use disorders. These services include counseling, case management, and housing placements to help homeless persons move from homelessness to permanent housing. As previously referenced, the City supports the efforts of the CoC to address homelessness through other federal, state and local resources available to the CoC.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS:

In addition to supporting RRH programs, the Strategic Plan proposes to provide funding to programs that serve low- to moderate-income residents with housing stabilization assistance including but not limited to rent deposits and payments, utilities, mortgage payments, child care, transportation costs, eviction prevention services, and other expenses that help households obtain or maintain stable housing. The City will also, through extensive participation with the CoC, continue to support programs that serve homeless and persons at risk of becoming homeless that have been discharged from publicly funded institutions and systems of care including but not limited to: hospitals and healthcare facilities; addiction recovery facilities; emergency shelters for youth, adults and families; the criminal justice system; foster care programs for youth; and education and vocational training programs.

SP-65 LEAD-BASED PAINT HAZARDS – 91.215 (I)

This section presents actions to address lead-based paint (LBP) hazards and to increase access to housing without LBP hazards.

Goal: Expand and Improve Affordable Housing Options

Strategy: Increase the inventory of lead-safe housing units.

Actions:

- Seek funding from the US Department of Housing and Urban Development, through Lead-Based Paint and Lead Hazard Reduction Demonstration grant programs to implement a community-wide partnership targeting lead-paint hazards in households with children.
- Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- Obtain training for program staff on lead hazard evaluation and reduction.
- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Create procedures for determining when it is more cost effective to presume that a lead hazard is present and when it makes sense to evaluate a property.
- Expand the stock of lead-safe housing units through housing initiatives.

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

The effectiveness of the programs operated by Medford work through the City's housing repair programs and new initiatives in partnership with Jackson County Public Health and Oregon Health Authority. These programs target some of the oldest housing stock in the city, which is typically in the worst condition and the most likely to have lead-based paint hazards. Programs will also target units that are housing young children at risk of lead-paint poisoning, which will be identified through a community-wide lead-based paint hazard removal team. To the extent and severity of lead-based paint hazards in the city's housing stock, these programs will address the issue directly.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

The City has worked to address lead-based paint hazards in pre-1978 housing stock through the Homeowner Repair Program, administered by the Housing Authority of Jackson County, since 1996. Ongoing funding to this program demonstrates a commitment to combating lead-paint hazards in compliance Lead Safety Rules (24 CFR Part 35) and federal laws under the US

Environmental Protection Agency. The City will implement housing policies and procedures in alignment with the actions referenced above through recommendations made by partners, and the Housing Advisory Commission and Community Development Grants Commission, City Council's advisory bodies on all matters associated with the City's CDBG and other funding sources.

SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

JURISDICTION GOALS, PROGRAMS, AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES:

The HOPE House Transitional Shelter, operated by the Salvation Army and funded in part by CDBG, provides homeless individuals and families with the opportunity and means to restore their lives. Staff works with each client to develop a self-sufficiency plan that addresses health problems, engages clients in alcohol and/or drug treatment, requires that individuals secure full-time employment, and assists them in their individualized self-improvement programs.

The City works with various organizations providing General Fund grants to essential safety net services, and a portion of CDBG money goes to public service agencies. Both funding sources assist families with costly services such as health care, housing repairs, food, legal services, senior advocacy, job skills, financial skills, and services. These funding sources assist them with stretching their income further.

The deputy city manager/economic developer continues to work to bring in businesses with living wages. As the economy continues to improve, Medford may continue to see an increase in new businesses. These activities are beneficial to increasing the number of jobs in the area, assisting families with needed services, and hopefully reducing the number of families at poverty level.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN?

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. Such services may include but are not limited to counseling, substance abuse treatment, mental health treatment, health services, adult education and job retraining, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter, and utility bills. The City will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

Given the City's limited financial resources and that the majority of factors affecting a family's poverty-level status are typically beyond the control of City policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In the coming future, the Office of Community Development will work with the community to address deficiencies and attempt to measure the impact of the CDBG program in reducing and/or preventing poverty.

SP-80 MONITORING – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Under this Strategic Plan, the City of Medford is responsible for monitoring only those funds received from HUD, which are limited to the Community Development Block Grant (CDBG) program. The Housing and Community Development Division of the Planning Department is responsible for administering the City's CDBG program. The Division has a grant support technician whose primary duty is administration of CDBG funds. The grant support technician is supervised by the Division's principal planner, and both maintain close working relationships with the grant subrecipients. Quarterly financial and beneficiary reports are required of all public service agencies receiving CDBG funds. Annual beneficiary reports are required of all subrecipients of capital grants. All capital projects are administered under federal procurement standards and labor standards. The programs are closely monitored, and an annual report is prepared.

The City will monitor the progress of all 2020-2024 CDBG programs and projects and will prepare an annual report (CAPER) that will cover progress made for each activity, as well as the number of beneficiaries, units, and dollars spent through the annual Grantee Performance Report. The City has expanded its role as a supportive partner and coordinator of affordable housing through appointment of two, nine-member advisory bodies to City Council. The Community Development Grants Commission (CDGC) and the Housing Advisory Commission (HAC) work collaboratively to implement the Consolidated Plan and monitor the City's performance. The CDGC primary works with public service programs and homelessness, while the HAC focuses on housing development and policy. Together, both commissions monitor performance, review funding decisions, and make recommendations to the City Council on programs and project.

In addition to reviewing all subrecipient draw down requests, program reports, and financial reports, the City will complete a risk assessment of 2020-2024 CDBG subrecipients. The purpose of this risk assessment is to identify which subrecipients will require comprehensive monitoring during each program year. The risk assessment uses the following criteria to identify high-risk subrecipients, which will require comprehensive monitoring:

- New to CDBG program
- Experienced turnover in key staff positions
- Previous compliance or performance problems
- Carrying out high-risk activities
- Undertaking multiple CDBG activities for the first time.

Comprehensive monitoring of high-risk subrecipients will include a minimum of one on-site project monitoring visit during the first program year. If a subrecipient is determined to be high risk, they may also be required to submit monthly financial and program outcome reports (vs. quarterly). The schedule of each on-site monitoring visit will be determined by the subrecipient project schedule, and a standardized monitoring checklist will be used when evaluating each subrecipient CDBG-funded project. City staff will monitor Southern Oregon University's Small Business Development Center, ColumbiaCare, and Jackson County Sexual Assault Response Team (SART), as these organizations are new to the CDBG program.

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C) (1,2)

Medford only receives federal funding from the Community Development Block Grant program. The City anticipated receiving a CDBG allocation of $735,536 to support affordable housing, homelessness, and community development programs and projects in the first program year (see Exhibit 69). The amendment adjusts the annual entitlement to $735,424, as directed by HUD and reflected in Exhibit 69.

Additional funding may come from unspent program administration funds, returned funds from projects that receive program income and/or finished under budget, and viable projects carrying forward into the 2020–2021 program year. The City anticipates allocating all remaining Neighborhood Stabilization Program (NSP) resources administered by Oregon Housing and Community Services (OHCS) through the City's CDBG program throughout the five-year consolidated plan period. The City will request re-allocation of $116,693.68 in NSP program income funds for allocation to housing and community development projects during the 2020-2021 program year.

Program income of $110,000, originally estimated in Exhibit 69, was anticipated to be received from the City's Homeowner Repair Program administered through Housing Authority of Jackson County. This amount was increased to $321,207.89 to reflect additional program income received during the 2020 program year that was not anticipated. Housing Authority alone has returned a total of $173,454.49, as of April 2021. In addition, returned NSP program income of $116,693.68 was shifted to the revised program income figure and subtracted from prior year resources to accurately reflect actual program income that will be reported on the PR-26.

Prior year resources was decreased to $120,251.64, which includes an original amount of $56,262.28 in program income returned from the previously funded Down Payment Assistance program administered through ACCESS plus $63,989.36 (as reflected in Exhibit 69) to account for additional residual prior year's entitlement funds returned from projects and unused program administration.

The above revisions raise the total anticipated resources to $1,176,883.53. Of this amount, $49,949.60 will remain as residual prior year resources until allocated by the City, as all program income is allocated and expended first. Additional CDBG resources are restricted to HUD-allowable allocations to program administration, public services, and capital improvement projects. All allocations are approved by City Council before submission to HUD for final approval.

ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan ($)	Narrative Description
			Annual Allocation: ($)	Program Income: ($)	Prior Year Resources: ($)	Total: ($)		
CDBG	Public – Federal	- Acquisition - Admin - Planning and Economic Development - Housing - Public Improvements - Public Services	$735,424 reduced by HUD request	$363,606.17	$120,251.64 (subject to change)	$1,219,281.81 (subject to change)	$3,382,144	Expected amount for remainder of Consolidated Plan equals first year allocation, plus program income multiplied by four.

Exhibit 69. Expected Resources, Medford, 2020-2024

Source: City of Medford.

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE, AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

Medford City Council approved a recommendation made by the Housing Advisory Commission in November 2019 to use the Consolidated Plan as the driving document on funding decisions under the City's Housing Opportunity Fund (HOF) for the production of new housing units. Additional annual resources under the HOF are estimated at $258,500 - $725,675, based on historic construction excise tax revenues.[19] Other non-CDBG resources may include funds from the City's General Fund Grant (GFG) program and Homeless System Action Plan (HSAP) Implementation Fund. Exhibit 64 includes CDBG resources, only.

FEDERAL FUNDS WILL BE LEVERAGED THROUGH THESE NEWLY ESTABLISHED AND PRIORITIZED CITY FUNDING SOURCES; THROUGH THE ABILITY OF SERVICE ORGANIZATIONS TO RAISE PROGRAM FUNDS THROUGH OUTSIDE SOURCES; AND THE DEVELOPMENT COMMUNITY'S ABILITY TO SECURE GRANTS AND LOANS NEEDED FOR HOUSING DEVELOPMENT ACTIVITIES. IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN:

In 2019, the City developed a process for reviewing City-owned land in the Downtown and Liberty Park Neighborhood. Suitable lots will be considered for housing development, infrastructure improvement needs, and economic development on an ongoing basis, and in partnership with the Medford Urban Renewal Agency (MURA). This review process may be implemented city-wide as the City achieves outcomes in these two areas.

DISCUSSION (AP-15)

During the City's request for proposals, the Housing and Community Development Commission (HCDC) encourages and favorably scores projects and programs proposing strong leverage. During the 2020/21 program year, the combined leverage of all new and carryforward projects and programs is $3,421,184, composing 79.02% of the total funding for all programs and projects.

Other federal and state funding sources is the highest category of leveraged funding at $1,213,877, or 35.48% of all total leverage

[19] ECONorthwest analysis of City of Medford building permit data (historical minimum, maximum, and average potential CET revenue by source, 2007/08-2017/18)

sources. The second highest category of leveraged funding stems from foundations/grants, comprising of $714,450 or 20.88% of all combined leverage, with private contributions closely behind with the third highest category at $663,822 or 19.40%. The contributions category is at $412,860 (12.07%), program fees/dues are at $234,642 (6.86%), and lastly, other local funding sources are at $181,533 (5.31%). Of the total local funding sources, the City of Medford's General Fund Grant awards accounted for 2.07%, or $70,850 of all total leverage sources.

Subrecipients have secured or intend to secure leverage from the following sources:

- ACCESS
- Association of General Contractors
- Basic Center Grant
- Blum Family Foundation
- City of Medford's General Fund Grant
- City of Medford's Homeless System Action Plan Implementation Fund
- Coordinated Care Organizations (CCOs)
- Child and Adult Care Food Program (CAFCP)
- Corporation for National & Community Service
- Department of Human Services - Child Welfare
- Department of Justice Child Abuse - Multidisciplinary Intervention
- Donations
- First Interstate Bank
- Fundraising
- Hearts and Vines
- Hospital Contracts
- Health Insurance
- In-kind Donations
- Jackson County
- Jackson County Health and Human Services (HHS)
- Legal Aid Services of Oregon (LASO)
- Oregon Department of Human Services (DHS)
- Oregon Department of Justice - Victims of Crime Act (VOCA) - Culturally Specific and Culturally Responsive Program Grant

- Oregon Department of Justice - Victims of Crime Act (VOCA)/Criminal Fine Account (CFA)
- Oregon Housing & Community Services - State Homeless Assistance Program (SHAP)
- Oregon Housing & Community Services - Emergency Housing Assistance (EHA)
- Oregon Legal Foundation (OLF)
- Oregon State Bar Legal Services Program (OSB LSP)
- Oregon Youth Development Grant
- Other grants
- Parr Lumber
- Rogue Valley Council of Governments (RVCOG)
- State of Oregon
- United Way
- US Bank

Categorical leverages, based on goals, are as follows:

1. Support expanding affordable and improving housing options: $345,998.04
2. Support and strengthen homeless services and housing: $1,640,700.29
3. Support increasing opportunities for low-to moderate-income and special needs residents: $1,414,485.34
4. Support and promote community and economic development efforts that support economic stability: $20,000.00

Subrecipient leverage obligations are monitored through the CDBG funding agreement, voucher reimbursement requests, grantee performance reports, and onsite monitoring visits. The City recognizes that it is not feasible for all projects and programs to bring strong leverage in an environment of declining resources. However, the 2020/21 Action Plan is well-balanced across the overall funding landscape.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

GOALS SUMMARY INFORMATION

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable and Improve Housing Options	2020	2024	Affordable Housing	Citywide	• Rehabilitation of Existing Housing (owner/rental) • Services to Seniors and Persons with Disabilities • Acquisition of Existing Housing Units (owner/rental) • Veterans Services • Homeless Services • Permanent Supportive Housing • Production of New Affordable Housing Units • Fair Housing	$220,000 (plus $163,454.59 in program income) $25,000 $355,146 $15,000	Homeowner Housing Rehabilitated: 27 Units Rental Units Rehabilitated: 9 Units Housing for Homeless Veterans added: 5 Other – Planning Activities: n/a

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Support and Strengthen Homeless Services and Housing	2020	2024	Homeless Services	Citywide	• Emergency Homeless Shelter • Homeless Services	$132,146 $55,000	Homeless Person Overnight Shelter: 406 Other – Planning Activities: n/a
3	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide	• Legal Services • Fair Housing • Employment, Job Training and Workforce Readiness • Domestic Violence, Child Abuse and Sexual Assault Services • Services for Seniors and Persons with Disabilities • Homeless Services • Outreach Services • Youth Services	$42,000 $12,500	Public service activities other than Low/Moderate Income Housing Benefit: 192 persons Homelessness Prevention: 59 persons

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Quality of Life through Neighborhood Revitalization	2020	2024	Non-Housing Community Development	Citywide	• Public Infrastructure (non-housing benefit) • Transportation Services • Services for Seniors and Persons with Disabilities • Employment, Job Training and Workforce Readiness	$3,360	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons
5	Support and Promote Community and Economic Development Efforts that Support Economic Stability	2020	2024	Economic Development Non-Housing Community Development	Citywide	• Economic development and workforce development	$25,000	Businesses Assisted: 95

Exhibit 70. Goals Summary

Source: City of Medford.

GOAL DESCRIPTIONS

Exhibit 71 presents the City of Medford's goals with a brief summary. For more information, including detailed actions to address each goal, see Exhibit 67 in SP-45.

1	**Goal Name**	**Expand Affordable and Improve Housing Options**
	Goal Description	Provide expanded housing options for all economic and demographic segments of Medford's population, focusing on housing affordable to households with income at or below 80% of HAMFI, while diversifying the housing stock across the city.
2	**Goal Name**	**Support and Strengthen Homeless Services and Housing**
	Goal Description	Expand access to housing and supportive services that address homelessness in Medford through collaborative action with the City's partners. Implement the goals and actions identified in the Homeless System Action Plan (HSAP).
3	**Goal Name**	**Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining**
	Goal Description	Support residents to become self-sustaining by increasing the availability and accessibility of essential support services to residents who are low- to moderate-income, residents with special needs, families with children, people living with disabilities, seniors, youth, and people living with mental health and substance use disorders.
4	**Goal Name**	**Improve Quality of Life through Neighborhood Revitalization**
	Goal Description	Improve quality of life through neighborhood revitalization and improvements of community infrastructure and facilities. Engage the community in discussions about ways to improve Medford's public facilities and revitalize neighborhoods. Proactively plan for infrastructure needs by providing facilities necessary for the City's residents and visitors in a manner that is financially and environmentally sustainable.

5	Goal Name	Support and Promote Community and Economic Development Efforts that Support Economic Stability
	Goal Description	Pursue community and economic development efforts that support or improve housing development, economic mobility, small business ownership, economic stability, and the community's economic vitality.

Exhibit 71. Goals Descriptions

Source: City of Medford.

PROJECTS

AP-35 PROJECTS – 91.220(D)

This section lists and describes the projects and programs that will receive available 2020/21 grant awards. Allocations comply with HUD's allowable percentages including: 1) under 15% to public service programs addressing homelessness, domestic violence and victim services, senior services, legal services, outreach services, and vocational training; 2) under 20% to program administration and environmental planning activities; and 3) all remaining funds to housing and community development projects focusing on acquisition for housing, rehabilitation of existing units to include emergency home repairs and accessibility improvements, public facility rehabilitation, and expanding economic opportunities through the provision of technical assistance to microenterprises.

Ref.	Project Name
1	Community Volunteer Network - Foster Grandparent Program
2	Maslow Project - Safety Net and Case Management Services for Homeless Youth and Families
3	Rogue Retreat - Kelly Shelter Operations
4	Hearts with a Mission – Shelter and Safety Net Services
5	Youth 71Five Ministries – Vocational Training (VoTech)
6	Center for Nonprofit Legal - Meeting Basic Needs: Housing Safety and Prosperity
7	Jackson County Sexual Assault Response Team (SART) - Sexual Assault Acute Response
8	Children's Advocacy Center/ Jackson County Child Abuse Task Force - Recovery and Healing Services for Child Abuse Victims
9	Rebuilding Together Rogue Valley - Accessible Ramps for Medford Elders
10	Housing Authority of Jackson County - Homeowner Repair Program 2020
11	Medford Senior Center – Water Line Replacement
12	SOU Small Business Development Center - Hispanic and Underserved Community Business Support
13	ColumbiaCare - Acquisition of 1316 W Main Street for Veterans Housing
14	OnTrack - Strengthening the Foundations
15	Fair Housing Community Trainings (Planning Activity)
16	6-Step Toolkit for the Development of Affordable Housing (Planning Activity)
17	Planning and Capacity Building for Potential Creation of a Navigation Center
18	General Program Administration – 2020/21 PY
19	OnTrack Rogue Valley Renovation of 421 W 10th Street for Lease to Rogue Retreat for Longer Term, Non-Congregate Shelter
20	City of Medford, through Rogue Retreat – Lease of 421 W 10th Street in Support of the Chronically Homeless Outreach Partnership
21	City of Medford Public Works – ADA Audible Push Button Traffic Signals

Exhibit 72. Project Information
Source: City of Medford.

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS:

A significant lack of community-wide resources including funding, housing, and agency staff capacity are obstacles to addressing the needs of Medford's underserved.

Public service providers continue to experience challenges obtaining financial support to administer programs that provide direct assistance to the vulnerable residents of Medford. These providers often require proof of local support to secure and maintain ongoing funding from foundations, and other federal and state government pass-through agencies. Much of the City's support of public service programs during the 2020/21 program year seeks to address these challenges.

In addition, housing developers and providers continue to experience barriers to development including a lack of available land and flexible funding sources; restrictive zoning and building code requirements; expensive development charges; lengthy application review processes; and insufficient access to construction labor. Much of the City's foundational work going into the 2020/21 CDBG program year has been applied to developing policy amendments and economic incentives that may address these barriers during this next program year.

AP-35 PROJECT SUMMARY

1	**Project Name**	**Community Volunteer Network - Foster Grandparent Program**
	Target Area	Citywide
	Goals Supported	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Services for Seniors and Persons with Disabilities
	Funding	CDBG: $6,000
	Description	The Foster Grandparent program matches senior volunteers with children being served in local non-profits, public schools, after school youth facilities, and Head Start centers to provide one-on-one tutoring and guidance at critical times in the children's lives. This program also seeks to enhance lives for seniors by increasing social activity, providing a small financial stipend, offering education with a free meal once per month, and providing affordable meals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Community Volunteer Network is estimated to serve approximately 30 senior volunteers during the program year.
	Location Description	Citywide.
	Planned Activities	Funds will reimburse a percentage of program staff wages to support serving senior volunteers, who, in turn, will serve children.
2	**Project Name**	**Maslow Project - Safety Net and Case Management Services for Homeless Youth and Families**
	Target Area	Citywide
	Goals Supported	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Homeless Services Youth Services
	Funding	CDBG: $12,500

	Description	This program serves Medford homeless youth (ages 0-21) and families with intensive, integrated support services. All services are aimed towards supporting homeless youth and families with achieving self-sufficiency and housing stability.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds are estimated to serve approximately 59 youth and families currently experiencing, or are at high risk of, homelessness through safety-net services that lead to stability.
	Location Description	Maslow Project is located at 500 Monroe Street, Medford, Oregon 97501; however, program services are conducted citywide.
	Planned Activities	The City will provide funds that will directly impact Medford's homeless, or at risk of becoming homeless, youth and families by reimbursing a percentage of staff salaries.
3	**Project Name**	**Rogue Retreat - Kelly Shelter Operations**
	Target Area	Citywide
	Goals Supported	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Emergency Homeless Shelters Homeless Services
	Funding	CDBG: $37,000
	Description	Funding will support the region's only year-round, low-barrier shelter, the Kelly Shelter, in order to serve homeless individuals and families, utilizing trauma-informed care and helping them connect to services and resources.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will be reported under a HUD-defined homeless shelter and estimates serving an estimated 240 unduplicated homeless individuals.
	Location Description	332 West Sixth St, Medford, OR, 97501
	Planned Activities	This program will serve the homeless community directly through shelter and access to resources by reimbursing a percentage of staff salaries.

4	**Project Name**	**Hearts with a Mission - Shelter and Safety Net Services**
	Target Area	Citywide
	Goals Supported	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Emergency Homeless Shelters Homeless Services Youth Services
	Funding	CDBG: $18,500
	Description	This program provides emergency sheltering and after care options to help stabilize youth in crisis while decreasing the possibility of victimization. Once crisis situations are stabilized, individualized services will provide therapeutic support, education, and strategic intervention.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will be reported under a HUD-defined homeless shelter, expecting to serve approximately 150 youth at the shelter during the program year.
	Location Description	The emergency shelter is located at 521 Edwards Street in Medford; however, Hearts with a Mission serves homeless youth and families on a citywide basis.
	Planned Activities	CDBG funds will provide program support and case management for runaway, transitional, and homeless youth and families through reimbursing a percentage of staff salaries.
5	**Project Name**	**Youth 71Five Ministries – Vocational Training (VoTech)**
	Target Area	Citywide
	Goals Supported	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining Economic Development and Workforce Development
	Needs Addressed	Employment, Job Training and Workforce Readiness Youth Services Homeless Services
	Funding	CDBG: $20,000
	Description	Program proposes to expand economic opportunities for homeless and low-income youth through offering employment training for 7 high-demand vocational trades.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Program is anticipated to impact 74 homeless youth of ages 12-18.
	Location Description	529 Edwards Street, Medford, OR 97501
	Planned Activities	The City will provide funds that will directly impact Medford's homeless, or at risk of homelessness, youth by reimbursing a percentage of staff salaries.
6	**Project Name**	**Center for Nonprofit Legal Services - Meeting Basic Needs: Housing Safety and Prosperity**
	Target Area	Citywide
	Goals Supported	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Legal Services Fair Housing
	Funding	CDBG: $6,000
	Description	This program increases access to legal services, education, and outreach for minority groups, low-income residents, seniors, and persons with disabilities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will serve an estimated 15 low- to moderate-income clients through providing access to legal services, education, and outreach.
	Location Description	Services take place at 225 W Main, Medford Oregon 97501; however, outreach is conducted citywide.
	Planned Activities	The City will provide funds that will increase access to legal services, education, and outreach (including services regarding fair housing and eviction prevention) for Medford's low- to moderate-income residents by reimbursing a percentage of staff salaries.
7	**Project Name**	**Jackson County Sexual Assault Response Team (SART) - Sexual Assault Acute Response**
	Target Area	Citywide
	Goals Supported	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining

	Needs Addressed	Domestic Violence, Child Abuse and Sexual Assault Services
	Funding	CDBG: $4,000
	Description	This program provides victims of sexual assault with access to state-trained and certified Sexual Assault Nurse Examiners (SANEs), who utilize trauma-informed care to help navigate the physical, psychological, and economic repercussions of sexual assault and assist victims with understanding medical and legal decisions.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program expects to serve approximately 44 sexual assault victims (residing in Medford) during the program year.
	Location Description	While this organization is located at 2305 Ashland Street, C-418 in Ashland, OR, services are provided at hospitals throughout Jackson County.
	Planned Activities	The City will provide funds to support victims of sexual assault by reimbursing a percentage of staff salaries.
8	**Project Name**	**Children's Advocacy Center/Jackson County Child Abuse Task Force - Recovery and Healing Services for Child Abuse Victims**
	Target Area	Citywide
	Goals Supported	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Domestic Violence, Child Abuse and Sexual Assault Services Youth Services
	Funding	CDBG: $6,000
	Description	This program provides evidence-based, trauma-informed therapy, services, and support to child abuse victims (ages 0-18) referred through law enforcement or the Department of Human Services Child Welfare.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program is estimated to serve 29 unduplicated abused children, residing in Medford, OR.

	Location Description	The Children's Advocacy Center/Jackson County Child Abuse Task Force is located at 816 West Tenth Street in Medford; however, abused youth are served on a citywide basis.
	Planned Activities	CDBG funds will provide program support, therapy, and services for abused youth by reimbursing a percentage of staff salaries.
9	**Project Name**	**Rebuilding Together Rogue Valley - Wheelchair Ramps for Medford Elders**
	Target Area	Citywide
	Goals Supported	Expand Affordable and Improve Housing Options Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Rehabilitation of Existing Housing Units (owner/rental) Senior and Disabled Services
	Funding	CDBG: $25,000
	Description	Program focuses on improving accessibility and safety for elderly and disabled low-to moderate-income Medford residents of owner-occupied and rental housing units through the implementation of modular ramps, repairing steps, and implementation of handrails.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program estimates serving a minimum of 9 households.
	Location Description	Rebuilding Together Rogue Valley is located at 421 Stone Point Drive, Central Point, OR 97502; however, project will assist elderly and disabled, low-income Medford residents citywide. The agency's storage facility is located in Central Point but is solely used for the purposes of storing equipment and materials related to its Medford CDBG program.
	Planned Activities	Construct modular ramps, repair steps, and install handrails to increase safety and accessibility for Medford residents.

10	Project Name	Housing Authority of Jackson County - Homeowner Repair Program 2020
	Target Area	Citywide
	Goals Supported	Expand Affordable and Improve Housing Options Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Rehabilitation of Existing Housing Units (owner)
	Funding	CDBG: $200,000.00 plus $163,454.49 in program income
	Description	The Homeowner Repair Program provides zero-interest, deferred loans to LMI homeowners for the correction of recognized home hazards to health and safety. Loans are secured by a lien on the property with repayment due upon sale or transfer of property by owner(s).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The average home repair cost is $16,000. HAJC anticipates serving 23 homeowners, depending upon the total amount of program income returned during the year.
	Location Description	Citywide
	Planned Activities	Rehabilitation activities may include the repair of leaking roofs, failed heating systems, unsafe wiring, failed plumbing, installation of ADA improvements and other necessary repairs as deemed necessary and eligible.

11	Project Name	Medford Senior Center – Water Line Replacement Cancellation triggered by the Coronavirus Pandemic.
		Canceled

12	**Project Name**	**SOU Small Business Development Center - Hispanic and Underserved Community Business Support**
	Target Area	Citywide
	Goals Supported	Support and Promote Community and Economic Development Efforts that Support Economic Stability Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Technical Assistance to Small Businesses/Incubators
	Funding	CDBG: $25,000.00
	Description	Project proposes to expand economic opportunities for low- to moderate-income individuals through providing technical assistance to microenterprises. Targeted outreach to the Hispanic population will be provided through the hiring of a part-time bilingual employee.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Program is anticipated to impact 95 individuals correlated with microenterprise development.
	Location Description	1250 Siskiyou Blvd, Ashland, OR 97520
	Planned Activities	The City will provide funds that will directly support providing microenterprise technical assistance by reimbursing a percentage of staff salaries.
13	**Project Name**	**ColumbiaCare - Acquisition of 1316 W. Main Street for Veterans Housing**
	Target Area	Citywide
	Goals Supported	Expand Affordable and Improve Housing Options Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Acquisition of Existing Housing Units (rental) Rehabilitation of Existing Housing Units (rental) Permanent Supportive Housing Homeless Services Veteran Services

	Funding	CDBG: $355,146.00
	Description	Zero percent, deferred loan to acquire and rehabilitate existing home, currently owned by OnTrack Rogue Valley, to create a permanent co-housing option for Veterans in Medford, Oregon.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Five (5) homeless Veterans will be provided permanent supportive housing,
	Location Description	1316 W. Main Street, Medford, Oregon
	Planned Activities	Acquisition and rehabilitation of real property for housing for homeless Veterans.
14	**Project Name**	**OnTrack - Strengthening the Foundations**
	Target Area	Citywide
	Goals Supported	Expand Affordable and Improve Housing Options Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Rehabilitation of Existing Housing Units (rental) Addiction Recovery Services
	Funding	CDBG: $20,000
	Description	Provides zero interest, deferred loans to replace the roofs on two permanent supportive housing facilities located at 518-520 Hamilton Street (consisting of four 2-bedroom apartments) in Medford, Oregon.
	Target Date	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Project will serve an estimated 4 households in addiction recovery through the rehabilitation of permanent supportive housing.
	Location Description	518-520 Hamilton Street
	Planned Activities	Renovate two permanent supportive housing facilities, in order to support those in recovery.
15	**Project Name**	**Fair Housing Education and Awareness (Planning Activity)**
	Target Area	Citywide

	Goals Supported	Expand Affordable and Improve Housing Options Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Fair Housing
	Funding	CDBG: $5,000
	Description	The City of Medford will contract Center for Nonprofit Legal Services to facilitate an education and awareness series on Fair Housing Law and issues relating to the Eviction Moratorium, resulting from the Coronavirus.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide. CDBG program administration staff members are located at 200 S. Ivy Street, Medford, Oregon 97501.
	Planned Activities	Completion of community education and awareness webinars to discuss legal issues related to Fair Housing and the Eviction Moratorium.
16	**Project Name**	**6-Step Toolkit for the Development of Affordable Housing (Planning Activity)**
	Target Area	Citywide
	Goals Supported	Expand Affordable and Improve Housing Options Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Production of New Affordable Housing Units (rental/owner) Acquisition of Existing Housing Units (owner/rental) Permanent Supportive Housing Homeless Navigation Center/Facilities Emergency Homeless Shelters
	Funding	CDBG: $10,000
	Description	The City of Medford will partner with the Jackson County Continuum of Care to create a 6-Step Toolkit for the development of affordable housing.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	Citywide. Program administration staff is located at 200 S. Ivy Street, Medford, Oregon 97501.
	Planned Activities	Completion of a 6-Step Toolkit will provide affordable housing developers with a resource to navigate through the complexities of developing affordable housing.
17	**Project Name**	**Planning and Capacity Building for the Potential Creation of a Navigation Center**
	Target Area	Citywide
	Goals Supported	Expand Affordable and Improve Housing Options
	Needs Addressed	Homeless Navigation Center/Facilities
	Funding	CDBG: $55,000
	Description	The City will allocate up to $50,000 to procure a consultant, in collaboration with community partners to develop a proposed, long-term sustainable operations plan for the potential creation of a navigation center. The City will also allocate up to $5,000 for the completion of a Phase I on two prospective lots.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	Citywide. 685 and 691 Market Street, Medford, Oregon
	Planned Activities	The City will procure professional consultants to complete a Phase I environmental and develop an proposed operations plan for the long-tern sustainability of a potential navigation center.

18	Project Name	Program Administration – 2020/21 PY
	Target Area	Citywide
	Goals Supported	Expand Affordable and Improve Housing Options Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining Improve Quality of Life Through Neighborhood Revitalization Support and Promote Community and Economic Development Efforts that Support Economic Stability
	Needs Addressed	Rehabilitation of Existing Housing Units (owner/rental) Acquisition of Existing Housing Units (rental) Permanent Supportive Housing Homeless Navigation Center/Facilities Homeless Services Youth Services Services for Seniors and Persons with Disabilities Senior and Disabled Services Domestic Violence, Child Abuse and Sexual Assault Services Emergency Homeless Shelters Addiction Recovery Services Employment, Job Training and Workforce Readiness Technical Assistance to Small Businesses/Incubators Senior Centers Legal Services Fair Housing
	Funding	CDBG: $157,099.30
	Description	City of Medford Community Development Block Grant 2020/21 program administration.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Program administration funds will be allocated to administrative expenses necessary to administer the CDBG program. Anticipated performance outcomes can be summarized as serving: 74 youth with vocational training 59 homeless, or at risk of becoming homeless, youth and families through wrap-around case management services 15 low-income individuals with access to legal services 15 seniors with overall social, emotional, and financial health and well-being 29 abused children with therapy services 44 sexually abused individuals with support and care 150 youth with overnight emergency shelter at a homeless youth shelter 240 homeless individuals with overnight emergency shelter 6 homeless, or at risk of becoming homeless, low-income veterans with permanent housing 18 homeowners with home repair loans 4 households in recovery through rehabilitation of permanent supportive housing 9 households increase accessibility with modular ramps, repairing of steps, and implementation of handrails 2 households with accessible pedestrian traffic push buttons 95 persons/business with microenterprise assistance 8 homeless persons with longer-term shelter 8 homeless persons with longer-term shelter through facility renovation/conversion
	Location Description	Citywide. Program administration staff is located at 200 S. Ivy Street, Medford, Oregon 97501.
	Planned Activities	Planned program administration activities include (but may not be limited to): City CDBG staff wages, benefits, training, materials, grant management software, and Fair Housing outreach and education.
19	**Project Name**	**OnTrack Rogue Valley Renovation of 421 W 10th Street for Lease to Rogue Retreat for Longer-Term, Non-Congregate Shelter**
	Target Area	Citywide
	Goals Supported	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining Rehabilitation of Existing Housing Units (rental)

	Needs Addressed	Homeless Services Rehabilitation of Existing Housing Units (rental) Emergency Homeless Shelters
	Funding	CDBG: $46,746 for renovations plus $3,500 for environmental review expenses, totaling $50,246
	Description	Provide a zero interest, deferred loan to renovate the interior home with a larger kitchen and accessible bathroom to be leased to Rogue Retreat as a resource supporting the efforts of the Chronically Homeless Outreach Partnership. This unit will provide longer-term, non-congregate (co-housing) shelter for homeless men transitioning from the Kelly Shelter that have been working with the Medford Livability Team.
	Target Date	9/1/2021 - 03/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve approximately 5-8 homeless men during the proposed six-month period.
	Location Description	421 W. 10th Street
	Planned Activities	Rehabilitation for longer-term, non-congregate shelter
20	**Project Name**	**City of Medford, through Rogue Retreat – Lease of 421 W 10th Street in Support of the Chronically Homeless Outreach Partnership (CHOP)**
	Target Area	Citywide
	Goals Supported	Support and Strengthen Homeless Services and Housing Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	Homeless Services Emergency Homeless Shelters
	Funding	CDBG: $26,400
	Description	Provide funds to lease an existing home owned by OnTrack Rogue Valley, for 12 months at a rate of $2,200 per month. This activity supports the efforts of the CHOP, a City-assembled pilot program to provide longer-term shelter options for homeless men transitioning from the Kelly Shelter, that have been working with the Medford Livability Team.
	Target Date	9/1/2021 - 08/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve approximately 5-8 homeless men during the proposed six-month period.
	Location Description	421 W. 10th Street

	Planned Activities	Lease a facility to serve as longer-term shelter
21	**Project Name**	**City of Medford Public Works – ADA Audible Push Button Traffic Signals**
	Target Area	Citywide
	Goals Supported	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining
	Needs Addressed	
	Funding	CDBG: $3,360
	Description	The Public Works Department will purchase six Guardian Wave FS 912 audible push button traffic signals to be installed by City staff at two separate locations in Medford. This activity will specifically provide two persons with disabilities safer access to pedestrian routes to and from work. The project will serve as a pilot to explore using CDBG funds in the future on a larger scale.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Two individuals requested installation of push buttons at these locations, but many more in need of audible assistance will benefit for years to come.
	Location Description	1) Corner of Springbrook Road and Roberts Road; and 2) Corner of Barnett Road and Murphy Road
	Planned Activities	Installation of audible push button traffic signals

Exhibit 73. Project Summary

Source: City of Medford.

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

All of the funding from the CDBG program is available for use citywide, serving low- to moderate-income persons or households, based on presumed benefit or income-eligible.

GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Citywide	100

Exhibit 74. Geographic Distribution

Source: City of Medford.

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY:

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Although the 2020-2024 Consolidated Plan identifies three priority geographic containing certain areas of low- to moderate-income concentration; high-minority concentration; low-homeownership; and deteriorating housing conditions, none of these areas are funded directly with 2020/21 available funds.

DISCUSSION (AP-50)

Although the distribution of 2020/21 funds are allocated citywide due to programmatic allocations for administrative support; nonprofit support; and individual direct benefit, strong consideration will be given to investing geographically during the remaining four years.

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.

The City continues to support projects and programs that increase new housing and improve the condition and affordability of existing housing, while also focusing on rental and homeownership opportunities. Both homeless and non-homeless persons will be assisted with resources to help develop affordable housing.

The City complies with HUD 24 CFR 91.220 when defining "affordable housing" for performance reporting purposes. Activities proposed under the Action Plan include rehabilitation of existing housing units to create new permanent supportive rental housing; rehabilitation of existing homeowner units; and repair or installation of accessible improvements for elderly and persons with disabilities of homeowner and rental units. The term affordable housing is defined as follows per 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Rental Housing. CDBG-assisted rental housing must be occupied by households that are eligible as LMI families as per the most recent HUD Income Limits. Housing projects will be occupied within six months of completion by tenants paying fair market rent based on 24 CFR 888.111. Rent limits apply to rent plus the utilities and combined should not exceed 30% of the tenant's adjusted gross income.

Homeownership. According to 24 CFR 92.254, housing must be modest single family in type with a purchase price not to exceed 95% of the median purchase price for the area. The home must serve as the primary residence for an income eligible buyer earning ≤ 80% of the AMI.

Transitional housing units are not included in the following one-year expectations based on HUD definitions of affordable housing. The tables to follow identify numbers of households to be served based on the forecasted status at the time of service and associated project costs. Actual numbers may vary.

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

Exhibit 75. One-Year Goals for Affordable Housing by Support Requirement, Medford, 2020
Source: City of Medford.

One-Year Goals for the Number of Households Supported through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	31
Acquisition of Existing Units	6
Total	37

Exhibit 76. One-Year Goals for Affordable Housing by Support Type, Medford, 2020
Source: City of Medford.

DISCUSSION (AP-55)

Although the City is prioritizing housing- and homeless-related activities during the 2020/21 program year, no new units will be produced as a result of CDBG funding. However, existing inventory will be rehabilitated as follows: a) support permanent supportive housing for four households recovering from addiction through OnTrack, b) aid 18 homeowners in need of emergency home repairs through the Housing Authority of Jackson County, and c) increase safety and accessibility for nine elderly and disabled low-income homeowners and tenants through the construction of modular rams, repairing of steps, and implementation of hand rails through Rebuilding Together Rogue Valley. Existing inventory will also be acquired to convert to permanent housing for six low-income Veterans through ColumbiaCare. The City looks forward to continuing to generate a positive impact on the community through assisting the efforts of our non-profit community partners with the above projects and programs.

Outside of the CDBG program; the City continues to support the development of affordable housing and housing stabilization through dedication of local funding from the Housing Opportunity Fund (HOF), derived from Construction Excise Tax revenue, and the General Fund Grant (GFG) program. For the first round of the HOF, efforts were dedicated to the development of new units with funding allocated to support construction of permanent

supportive housing for low-income Veterans through ColumbiaCare; and construction of a new homeless youth shelter for ages 10-17 (as existing shelter was transformed into a transitional living facility for ages 18-22) through Hearts With A Mission. In addition, City Council dedicated $150,050 from the City's GFG program to housing stabilization activities during the 2019-21 biennium. Forty-eight percent, or $72,600 will be allocated to St. Vincent de Paul's rental assistance programs. Consequently, rental assistance outcomes will be reported in the supplemental narrative section of the 2020/21 Consolidated Annual Performance Evaluation Report (CAPER), rather than in Table 14 of this Action Plan.

AP-60 PUBLIC HOUSING – 91.220(H)

ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEED FOR PUBLIC HOUSING:

Not applicable, the Housing Authority of Jackson County does not own any public housing units.

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP:

Not applicable, the Housing Authority of Jackson County does not own any public housing units.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE.

Not applicable, the Housing Authority of Jackson County does not own any public housing units.

DISCUSSION (AP-60)

The Housing Authority of Jackson County does not own any public housing units.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220 (I)

The Community Development Grants Commission, serving as the advisory body to Council on matters related to the CDBG program, solicits projects and programs that propose activities to address the needs of homeless and special needs individuals. Maintaining the CDBG annual grant competition and holding monthly public meetings for advocates to share concerns are two ways the Commission stays connected with these needs. Heightened awareness has been directed to the needs of persons experiencing homelessness or at risk of becoming homeless, persons with mental illness and substance abuse disorders, and a general lack of affordable housing for households earning extremely low- to moderate-incomes.

As of the 2019/20 program year, the Community Development Grants Commission administers the General Fund Grant (GFG) program in alignment with CDBG funds to strategically invest City resources to meet the community's priority needs. Per City Council Bill 2019-122, City Council adopted biennial program funding priorities on November 21, 2019, establishing a funding platform to further assists with the effective prioritization and allocation of City resources. This resolution included the prioritization of GFG program funds of $300,100, with 50 percent designated to essential safety net services and 50 percent to housing stabilization and rapid re-housing programs. These two housing programs provide temporary financial assistance to homeless households or low-income households at risk of losing their housing. Using this platform, staff combined the funding cycles and application processes for both the CDBG & GFG programs, in order to increase efficiency with limited staff capacity.

City Council has prioritized addressing homelessness during the 2019-21 biennium through several actions, which include:

- In April 2019, completed the Medford Homeless System Action Plan (HSAP) to develop goals and actions to address homelessness;
- In July 2019, dedicated $150,000 from local marijuana tax revenue to implement the actions recommended in the HSAP;
- In November 2019, adopted the HSAP Implementation Plan to support the implementation of the 32 actions during the current biennium; and
- Adopted specific Council biennial goals to support the development of 100 new affordable housing units, implement the goals and actions identified in the HSAP, address unsheltered homelessness and encampments, and increase temporary housing programs that lead to permanent housing and placements.

These Council actions were a driving force in the development of the 2020/21 Action Plan and the programs and projects identified in AP-35.

A summary of additional actions the City will take to address the needs of homeless and special needs populations is listed below and further explained in the sections to follow:

- Maintain active involvement with the CoC;
- Allocate City resources to nonprofit agencies specializing in homeless outreach;
- Work closely with nonprofit agencies to address emergency shelter and transitional housing needs;
- Help low-income individuals and families avoid becoming homeless through emergency rental assistance;
- Provide financial assistance to the operations of emergency shelters working with homeless individuals; and
- Provide homeless and at-risk youth with vocational training program funding.

DESCRIBE THE JURISDICTIONS' ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS, INCLUDING REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS AND ASSESSING THEIR NEEDS.

The Community Development Grants Commission, serving as the advisory body to Council on matters related to the CDBG program, solicits projects and programs that propose activities to address the needs of homeless and special needs individuals. Maintaining the CDBG annual grant competition and holding monthly public meetings for advocates to share concerns are two ways the Commission stays connected with these needs. Heightened awareness has been directed to the needs of persons experiencing homelessness or at risk of becoming homeless, persons with mental illness and substance abuse disorders, and a general lack of affordable housing for households earning extremely low- to moderate-incomes.

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- In July 2019, dedicated $150,000 from local marijuana tax revenue to implement the actions recommended in the HSAP;
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These Council actions were a driving force in the development of the 2020/21 Action Plan and funding the programs and projects identified in AP-35 Projects.

A summary of additional actions the City will take to address the needs of homeless and special needs populations is listed below and further explained in the sections to follow:

- Maintain active involvement with the CoC;
- Allocate City resources to nonprofit agencies specializing in homeless outreach;
- Work closely with nonprofit agencies to address emergency shelter and transitional housing needs;
- Help low-income individuals and families avoid becoming homeless through emergency rental assistance;
- Provide financial assistance to the operations of emergency shelters working with homeless individuals; and
- Provide homeless and at-risk youth with vocational training program funding.

ADDRESS THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS:

Emergency shelters and transitional housing have been identified by several agencies to be a strong need over the next two years. As referenced above, the City will allocate funds to Hearts with a Mission's homeless youth shelter and the first year-round homeless shelter located in Jackson County, Rogue Retreat's Kelly Shelter, along with Maslow Project, which will provide a seasonal emergency homeless shelter and additional homeless-oriented services, outreach, and housing navigation services. During the 2019/20 program year, City staff coordinated with multiple service providers to help develop multiple severe weather event emergency shelters in Medford, Oregon. City staff continues to coordinate efforts to continue to work towards prioritizing homeless needs within the community.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSIGN UNITS, AND PREVENTING INDIVIDUALS AND FAMILES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN:

Investing in the operations of Hearts With A Mission's (HWAM) homeless youth shelter and Rogue Retreat's Kelly Shelter helps homeless individuals' transition to permanent housing. HWAM helps homeless, runaway, and at-risk youth to re-unite with their families, transition to a temporary host family, or independently transition to permanent supportive housing. Their shelter program is designed to meet the needs of youth ages 10-17, while their host home program, Safe Families for Children, serves youth up to age 22. HWAM anticipates providing 111 homeless youth with shelter accommodations and services during the 2020/21 program year. Rogue Retreat's Kelly Shelter serves as the only year-round, low-barrier homeless shelter in Jackson County and anticipates serving 177 homeless individuals with shelter accommodations, case management, housing placement, and other support services.

In addition, the City contributes to the operations of the Maslow Project, an organization providing comprehensive services and outreach with referrals to Medford youth up to age 24, along with their parents/guardians, who are experiencing homelessness or at risk of becoming homeless. Maslow has also partnered with the Housing Authority of Jackson County through Newbridge Place, an affordable housing complex, and is assisting youth and families with housing navigation services and housing placement opportunities.

Although not funded through CDBG funding this cycle, St. Vincent de Paul's Housing Move-in and Reducing Homelessness in Medford Programs were funded locally through the GFG's housing stabilization funding to help create more opportunities for homeless and at-risk residents to secure and/or sustain affordable rental housing through rental deposit assistance, rental assistance, and utility assistance.

Youth 71Five's Vocational Training center (VoTech), as referenced above, will work to enable youth to live more self-sustainable lives through the formation of employment skills and assistance with job placements that may lead to the ability to secure permanent housing; this organization estimates serving 74 youth during the program year 2020/21.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: BEING DISCHARGED FROM PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE (SUCH AS HEALTH CARE FACILIITIES, MENTAL HEALTH FACILITIES, FOSTER CARE AND OTHER YOUTH FACILITIES, AND CORRECTIONS PROGRAMS AND INSTITUTIONS); OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS:

Several CDBG-funded activities will help low- to moderate-income (LMI) individuals and families avoid becoming homeless by either providing essential safety net and supportive services, case management, referrals, legal services and education, or housing rehabilitation or development.

The following projects previously referenced help LMI individuals and families avoid becoming homeless:

- Hearts with a Mission, helping youth to re-unite with their families, transition to a temporary host family, or independently transition to permanent supportive housing along with outreach and referrals, generating impact through providing stability to youth;
- Maslow Project, providing comprehensive services and outreach with youth up to age 24, and their parents/guardians, who are currently experiencing homelessness or at risk of becoming homeless;
- Youth 71Five vocational training project, assisting with development of vocational skills to assist with increased employment opportunities and homeless prevention;
- Southern Oregon University's Small Business Development Center, providing technical assistance to microenterprise;
- Center for Nonprofit Legal Services through legal services and education, including eviction prevention and fair housing;
- Housing Authority of Jackson County's homeowner repair program, providing emergency assistance for homeowner repairs to prevent homelessness triggered by unabsorbent housing costs, associated medical expenses or extreme code violations that create uninhabitable conditions; and
- Rebuilding Together Rogue Valley through increasing safety and accessibility by construction of modular ramps, repairing of steps, and implementing handrails, allowing renters and homeowners to sustain and maintain current housing.

DISCUSSION (AP-65)

The City will continue its efforts to provide technical assistance to all agencies working to end and prevent homelessness. Collaboration among local government, elected officials, the CoC, nonprofit agencies, private businesses, stakeholders, homeless individuals, and the public is a continued priority of the new program year. In addition, Council has directed staff to bring back several housing strategies for review and potential approval during the 2020/21 program year. Potential policy changes and economic incentives would help increase housing production of all types, lending to the prevention of homelessness by offering affordable alternatives to residents earning ≤ 30% of the Area Median Income (AMI). Driving rents down through supply would also provide residents earning up to 120% of the AMI with more housing options.

HOPWA FUNDING

The City of Medford does not currently receive or administer HOPWA funding.

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	N/A
Tenant-based rental assistance	N/A
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	N/A
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	N/A
Total	N/A

Exhibit 77. One Year Goals for HOPWA by Support Requirement

Source: City of Medford.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

The City of Medford recognizes that barriers to the development of affordable housing exist at the federal, state, and local levels. According to 24 CFR 91.220(j), actions to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing may include but are not limited to land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. The following potential barriers were identified during the 2020-2024 consolidated planning process:

- Low vacancy rate of citywide affordable housing
- Abandoned, foreclosed or unsafe/problem properties
- Residential system development charges
- Unfamiliarity with the City's development process
- Confusion about the standards for development of infill projects and the definition of neighborhood compatibility
- Perception of difficulty working with mixed-use development, using the current development code
- Culture of "Not in My Backyard" as well as perceptions that affordable housing projects may reduce property values, alter the physical environment, and change the composition of the neighborhood
- Lack of inclusionary zoning policies
- Insufficient land supply available and appropriate for development of affordable housing within the Urban Growth Boundary (UGB)
- Density maximums limit the number of units buildable on a given parcel of land
- Multifamily affordable housing developments at risk of expiring use

Additional barriers discovered during the prior Consolidated Plan period (2015-2019) include:

- Compliance and timeliness challenges when using multiple, regulated funding sources
- Scarcity of flexible-use funding
- Lack of cross-sector collaboration
- Substandard affordable rental housing stock
- High rental market rates coupled with stagnant wage rates and employment opportunities
- High cost of living
- Resource constraints and insufficient capacity to develop creative projects that are

competitive in state/federal grant competitions

- Environmental constraints including lengthy and costly assessment requirements
- Cost barriers to developing smaller units

Assessing the severity of the impact and implementing solutions is complex. The implementation of many tools and strategies may require policy changes, adoption of new policies, and/or a community-wide approach. The City recognizes the magnitude of these efforts and understands it will take time, consistent actions, and strong resolve to develop comprehensive solutions.

ACTIONS PLANNED TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING SUCH AS LAND USE CONTROLS, TAX POLICIES AFFECTING LAND, ZONING ORDINANCES, BUILDING CODES, FEES AND CHARGES, GROWTH LIMITATIONS, AND POLICIES AFFECTING THE RETURN ON RESIDENTIAL INVESTMENT:

The City works to address barriers to affordable housing through Council directed actions. During the 2020/21 program year, Council will review the newly appointed Housing Advisory Commission's (HAC) policy and incentive recommendations to increase the development of affordable housing. Planning Department staff will assist the (HAC) in analyzing policy and incentives that may help increase density; stimulate development of cottage housing, Accessory Dwelling Units (ADUs), permanent supportive housing (PSH), and workforce housing; increase building height and reduce off-street parking requirements (in some cases); and support targeted emergency shelters and transitional housing.

Working with housing developers and providers to implement tax incentives, reduce fees and charges, and implement housing support programs (through funding generated from Construction Excise Tax (CET) revenue) may help increase the return on residential investment. City staff is currently assisting with the creation of a System Development Charges (SDC) Relief program. The program would incent housing development through the availability of five to 10 designs for ADUs that would be accessible to the public. The City is exploring the possibility of reducing or waiving SDCs for ADUs using potential assistance from the City's Housing Opportunity Fund (which is funded through CET), to help reduce overall costs. Further, City staff is working on streamlining the review process for multi-family housing developments to decrease costs and increase efficiencies.

During the 2020/21program year, the City will allocate $20,000 to complete the environmental review process for new and prospective housing development sites, which will receive (or are anticipated to receive) federal funding. This planning effort is designed to help remove an environmental review-related barrier to the development of affordable housing by identifying prospective sites during the pre-acquisition phase to strengthen the city's affordable housing development pipeline.

DISCUSSION (AP-75)

The City is increasing housing opportunities through regulatory reform, economic incentives, strategic investing of City resources, pursuit of additional funding for housing development and preservation, and economic development. The City is helping to identify additional buildable land in areas close to work, education, and amenities so that Medford can continue to develop as a desirable place to live, work, and play.

AP-85 OTHER ACTIONS – 91.220(K)

The City plans to facilitate other actions that can help address the needs of underserved persons, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies. Actions may extend beyond what is referenced in this section based on Council direction and community consultations throughout the program year.

ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS:

A primary underserved need in Medford is the need for affordable housing, especially by households and families with extremely low and very low incomes, as well as transitional housing for homeless community members. While overcoming these obstacles will extend beyond the duration of this Action Plan, most of the projects and programs referenced herein address one or both needs either directly or indirectly. The City's efforts in this area will continue to progress in future program years through the exploration of new funding sources, promoting community collaboration to strengthen leverage, and strategically using City resources.

City staff will continue to seek consultation from agencies and individuals specializing in the needs of seniors and persons with all types of disabilities to help maintain their independence through suitable housing.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING:

Section AP-55 Affordable Housing - 91.220(g) references the City's one-year goals to provide households with rehabilitation of existing housing units, homeowner repair assistance, and construction of modular ramps and handrails and rehabilitation of stairs for seniors and those with disabilities. Fostering and maintaining affordable housing will be attainable through the funding of sustainable activities with experienced agencies.

Local funding sources including the Housing Opportunity Fund (HOF) and General Fund Grant (GFG), will continue to be directed towards increasing affordable housing, providing housing stability, and delivering essential safety net services. In addition, Housing and Community Development Division staff will continue supporting the efforts of the Community Development Grants Commission and Housing Advisory Commission to explore potential partnerships with housing developers and providers, nonprofit agencies, private employers, faith-based organizations, Coordinated Care Organizations (CCOs), and other governmental agencies to foster the development of affordable housing.

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS:

The City seeks to aid projects and programs that will help expand the stock of lead-safe housing units. Through the Housing Authority of Jackson County, the City will allocate

$200,000 to rehabilitate owner-occupied homes in need of emergency repairs. This program provides the City with an avenue to reach older homes with the potential presence of lead-based paint. The City also supports identifying Housing Code violations through the combined efforts of the Code Enforcement and Building Safety divisions. These programs target some of the oldest housing stock in the city, which is typically in the worst condition and the most likely to possess lead-based paint hazards. All programs comply with lead-based paint laws and authorities.

During the 2020/21 program year, the City anticipates working with community partners including, but not necessarily limited to, the Housing Authority of Jackson County, Oregon Health Authority, Jackson Care Connect, AllCare Health, OnTrack, and Jackson County Health to apply for the federal Lead-Based Paint Hazard Removal grant. If awarded funding, the partnership would bolster the community's ability to improve the health and safety of Medford's aged housing stock occupied primarily by young children. The objective is to implement a Medford Lead-Based Paint Reduction Program.

ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES:

City CDBG staff will provide technical assistance to agencies that work to reduce the number of poverty-level families through safety-net services and essential referrals to other service providers, including:

- Center for Nonprofit Legal Services
- ColumbiaCare Service
- Community Volunteer Network
- Hearts With A Mission
- Housing Authority of Jackson County
- Jackson County Child Abuse Task Force/Children's Advocacy Center
- Jackson County Sexual Assault Response Team (SART)
- Maslow Project
- Medford Senior Center
- OnTrack Rogue Valley
- Rebuilding Together Rogue Valley
- Rogue Retreat
- SOU Small Business Development Center
- Youth 71 Five Ministries

Supporting these agencies is the primary planned action to reduce poverty through the CDBG Program. In addition, staff continues to also provide technical assistance to agencies receiving local funding sources. Combined CDBG funding allocated to these subrecipients totals $741,391.96. Other actions include increasing community and staff awareness of barriers to

preventing a reduction in poverty as well as the need for job training and education assistance programs to promote self-sufficiency. City staff stays connected with local nonprofits serving residents living in poverty to assess the needs of these individuals and the agencies serving them. This commitment opens doors for future actions to reduce poverty in Medford.

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE:

The institutional delivery structure in Medford is well-coordinated and spans a range of community needs. The City has many years of experience managing and implementing the majority of the programs and projects funded in this Action Plan, as well as working with outside agencies that can help address the priority needs outlined in the 2020-2024 Consolidated Plan. However, the City has worked diligently over the past 12-18 months to expand the jurisdiction's reach to include the 79 agencies or advisory bodies listed in Section PR-10, Exhibit 2, of the Consolidated Plan. Although not all of these agencies will help directly carry out the objectives of the Consolidated Plan, the City has established critical connections from key areas including elected officials and their advisory bodies; other local, state and federal agencies; other City departments; nonprofit organizations; community and faith-based organizations; private industry; philanthropic and advocacy organizations; and the Continuum of Care (CoC) serving the region. These connections will help the City continue to enhance the jurisdiction's institutional delivery structure over the next five years.

Section SP-40, Exhibit 65, of the Consolidated Plan lists agencies that the City has relied upon over the past several years to gain knowledge in key areas that can help the City carry out the objectives outlined in the Consolidated Plan's Strategic Plan. The following key sectors are represented: government; affordable housing development; community action and development; homelessness; public services; planning; public transportation; economic development and small business support; vocational training; homeless youth and family outreach; housing stabilization; legal services and eviction prevention; domestic violence; emergency shelter; landlord/tenant support; neighborhood revitalization; healthcare; senior services; code enforcement; and support for mental health and substance use disorders.

To further develop institutional structure, the City will continue to increase collaboration with the CoC Board, and all associated workgroups, ad hoc committees and agencies of membership to identify solutions to address homelessness. The City will also serve as a convener of key community stakeholders, nonprofits, and leadership; and business, healthcare and faith-based sectors to develop non-CoC specific strategies to address homelessness and to improve housing and economic development. In addition, the City will continue efforts to build institutional delivery structure in the areas of construction, mental health, and coordinated care.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES:

The City intends to help strengthen coordination between private housing and social service agencies by engaging private sector business through consultation and inclusion in focus group meetings held during the program year. Other actions that may help enhance coordination include:

- Cultivate cross-sector pilot housing partnerships by collaborating with housing developers, nonprofit services providers, private businesses, healthcare organizations, and the faith-based community.
- Continue to enhance efforts to convert blighted properties to decent affordable housing stock by cultivating owner options including voluntary self-rehabilitation and selling to a philanthropic developer.
- Explore opportunities with Jackson County to offer nonprofit developers' priority during foreclosure auctions which may help expand the city's long-term affordable housing stock.
- Explore landlord incentive programs where nonprofit agencies and housing providers serve as the tenant for the benefit of individuals dealing with restrictive and challenging circumstances.

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L) (1,2,4)

This section provides details on program specific requirements for the Community Development Block Grant.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	$49,949.60
2. The amount of proceeds from section 108 loan guarantees that it will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements.	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities.	0
Total Program Income:	**$49,949.60**

OTHER CDBG REQUIREMENTS

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

DISCUSSION (AP-90)

The City strives to meet all program-specific requirements as detailed in the enabling legislation and program guidelines. City staff works with subrecipients to ensure that these requirements are met and oversees internal operations toward the same goal.

APPENDIX A. ALTERNATE, LOCAL DATA SOURCES

	Alternative Source (1 of 1)
Data Source Name	Southern Oregon Activity Based Model (SOABM)
List the name of the organization or individual who originated the data set.	Rogue Valley Council of Governments
Provide a brief summary of the data set.	Housing inventory.
What was the purpose for developing this data set?	Completion maps in Market Analysis.
Provide the year (and optionally month, or month and day) for when the data was collected.	2017
Briefly describe the methodology for the data collection.	Assessor data.
Describe the total population from which the sample was taken.	Medford housing units.
Describe the demographics of the respondents or characteristics of the unit of measure and the number of respondents or units surveyed.	Housing units by housing type.

APPENDIX B. COMMUNITY NEEDS ASSESSMENT SURVEY RESULTS

ECONorthwest
ECONOMICS • FINANCE • PLANNING

DATE: March 23, 2020
TO: Angela Durant, City of Medford
FROM: Lauren Butler and Sadie DiNatale, ECONorthwest
SUBJECT: Medford Community Needs Assessment Survey Results

The City of Medford developed a Community Needs Assessment survey in 2020 to inform an update to the City's Consolidated Plan for the 2020-2024 fiscal years.

The survey requested feedback from the public to better assess the most critical needs of the Medford community. This memorandum presents the findings of that survey. Findings informed the completion of the 2020-2024 Consolidated Plan, which will drive funding decisions made by Medford City Council for the next five years.

Medford Community Needs Survey

The City of Medford developed the Community Needs Assessment Survey, with input from ECONorthwest. The survey, which was open from February 18 through March 9, 2020, contained 28 brief questions that could be completed in approximately 8 to 10 minutes.

ECONorthwest collected all survey responses from Qualtrics, the online survey platform used to administer the survey. Prior to collecting the results, the City of Medford entered in survey responses from individuals that completed hard copies of the survey.[20] ECONorthwest used the results for statistical purposes only. All participation was voluntary and individual responses were kept confidential. That said, the survey is not statistically valid as it did not rely on a random sample. Results are representative of the opinions of those who chose to respond.

A total of 817 people completed the survey. Of these respondents, 698 (85%) lived or worked in the city of Medford. This document only contains the findings for Medford residents and employees.

[20] Upon request, the City of Medford provided individuals with paper surveys, translated into Spanish if additionally requested.

Respondents were not required to answer every question, and many opted out of answering one or more questions. To convey the number of responses received for each question, ECONorthwest used the annotation "N =" followed by the number of respondents.[21]

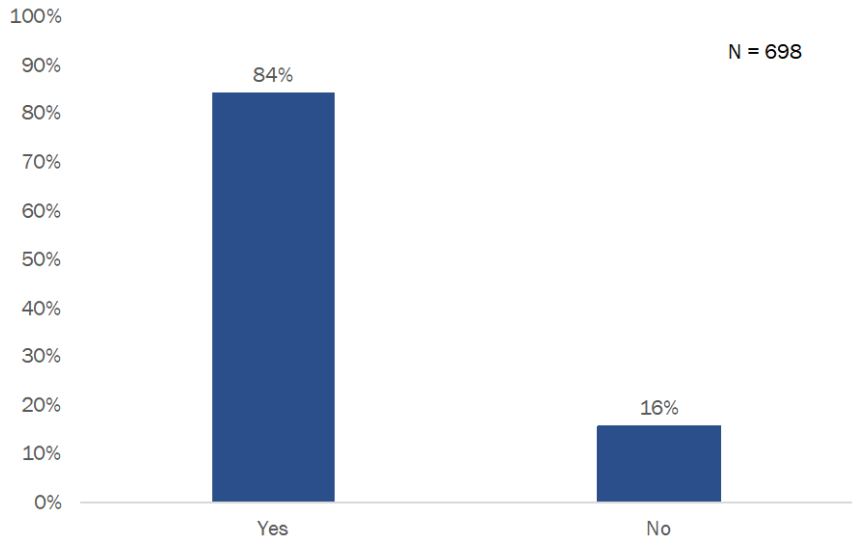
Survey Results

The following pages present the survey results. Results are organized by survey question, in the order they appeared on the online survey platform. Every respondent did not answer every question. Further, some questions allowed survey respondents to select multiple answers.

Of the total respondents who lived and/or worked in the city of Medford (698 respondents), 588 people (84%) stated that they are a Medford resident (Exhibit 78).

Exhibit 78. Are you a Medford resident?

Source: Medford Community Needs Assessment Survey (2020), question 1. N = 698[22]



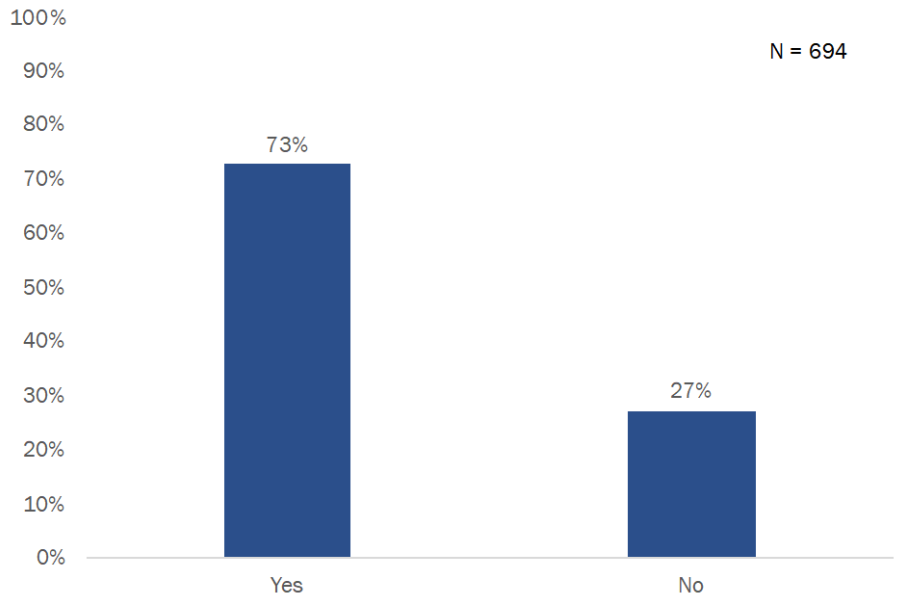
[21] "N" represents "numerator."

[22] N is "numerator" which identifies the total number of individuals that responded to a question. Accordingly, 698 individuals responded to question 1.

Of the total respondents who lived and/or worked in the city of Medford (694 respondents), 505 people (73%) stated that they work in Medford (Exhibit 79).

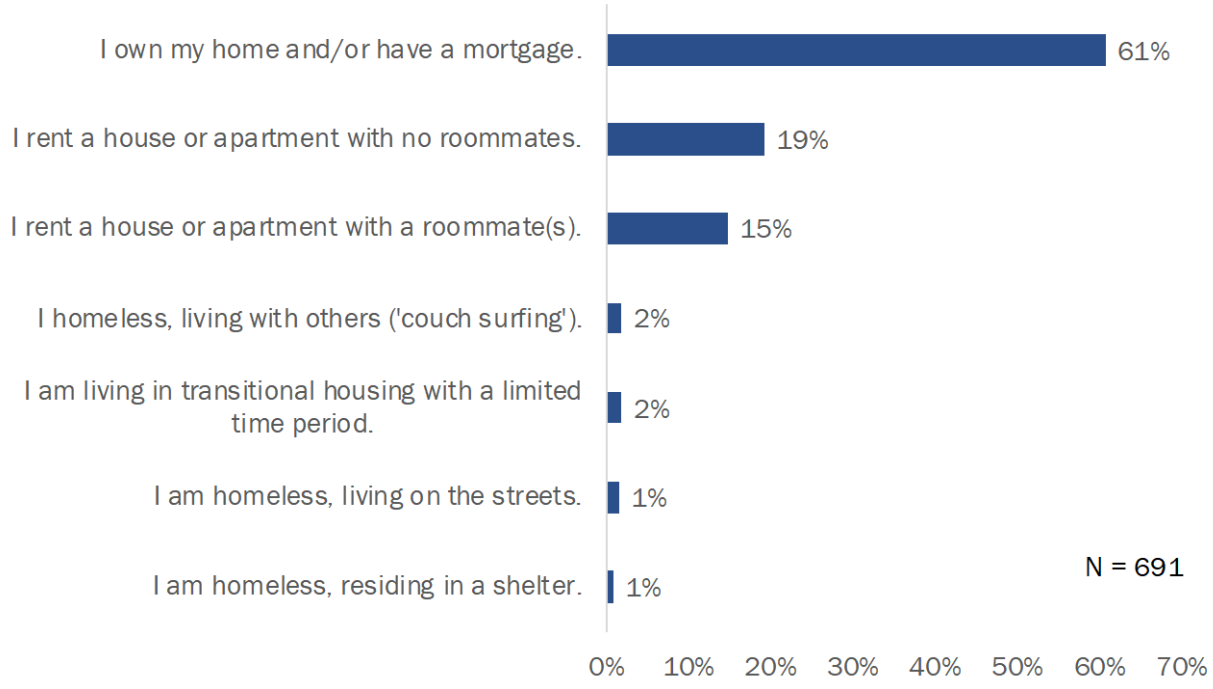
Exhibit 79. Do you work in Medford?

Source: Medford Community Needs Assessment Survey (2020), question 2. N = 694



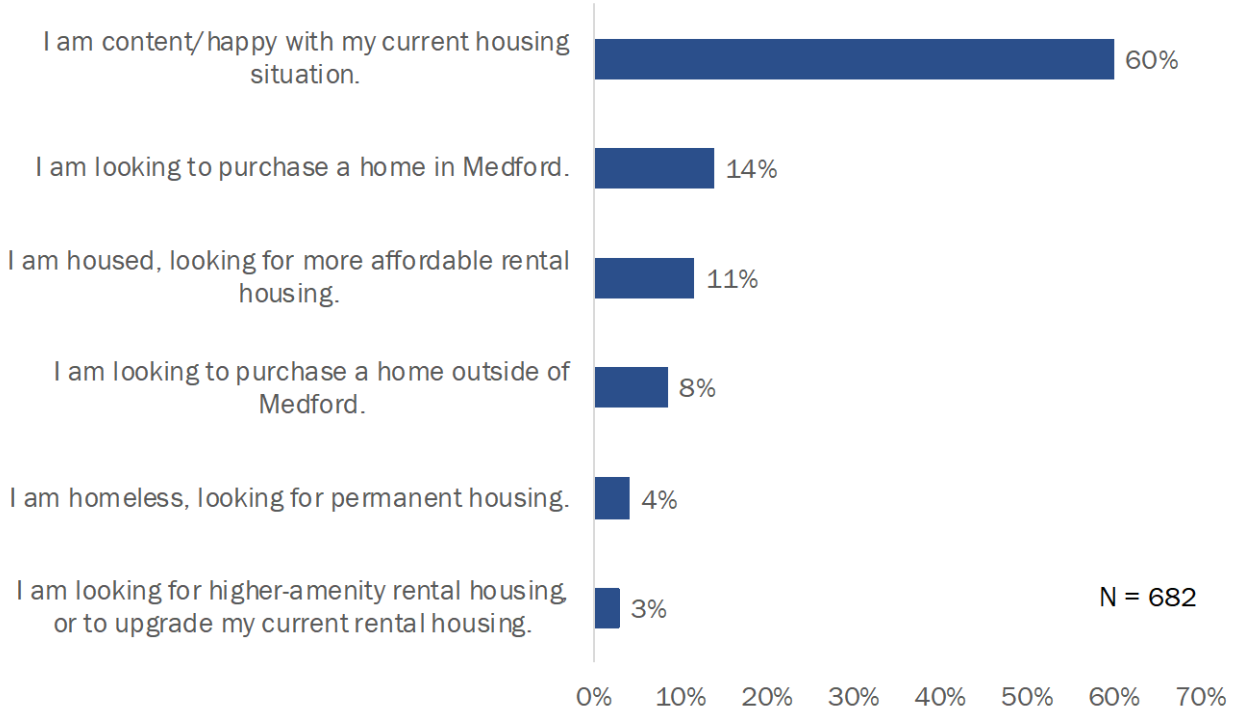
A majority of respondents own their home or have a mortgage (61%). Another 34% of respondents rent their home and 6% are currently homeless or living in transitional housing (Exhibit 80).

Exhibit 80. Which statement best describes your housing situation?
Source: Medford Community Needs Assessment Survey (2020), question 3. N = 691



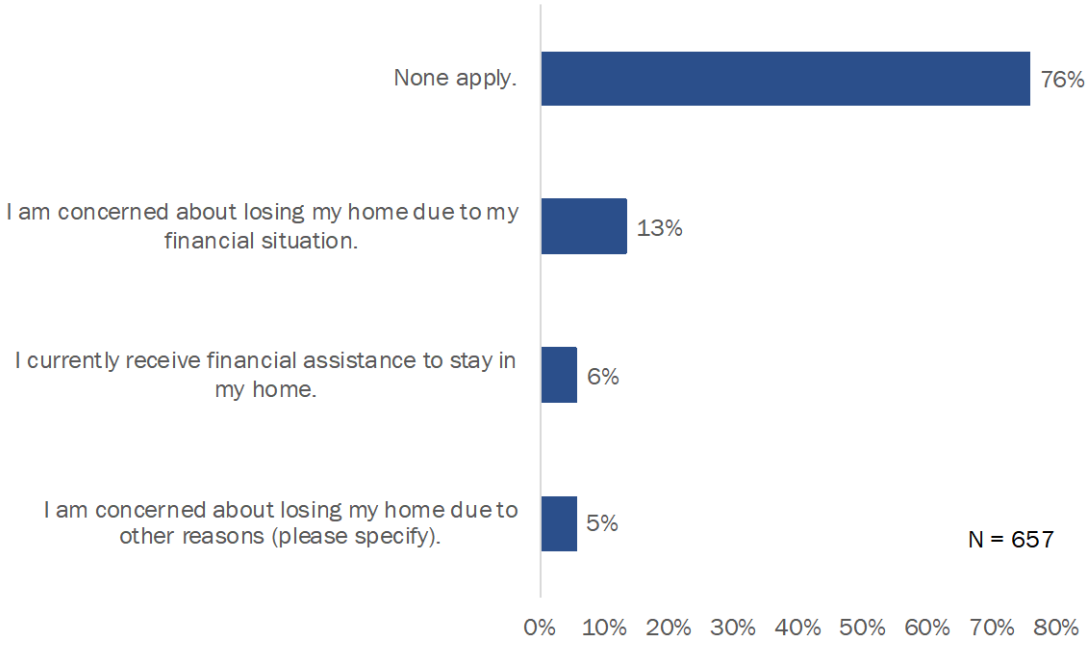
When asked about future housing goals, 60% of respondents stated that they are content with their current living situation and 40% are looking for something different (Exhibit 81). Of those respondents who indicated they were content with their current living situation, 89% own their own home and 11% rent their home. Of the 40% who are looking for something different, 19% own their own home, 68% rent their home, and 13% were homeless/living in transitional housing.

Exhibit 81. Which statement below best describes your most immediate future housing goal?
Source: Medford Community Needs Assessment Survey (2020), question 4. N = 682



When asked to select the statement regarding concerns about losing their home, 13% of respondents indicated that they are concerned about losing their home due to their financial situation and 5% indicated concern for other reasons. Six percent of respondents indicated that they receive financial assistance to remain in their homes (Exhibit 82).

Exhibit 82. Select the statement that most applies to you.
Source: Medford Community Needs Assessment Survey (2020), question 5. N = 657

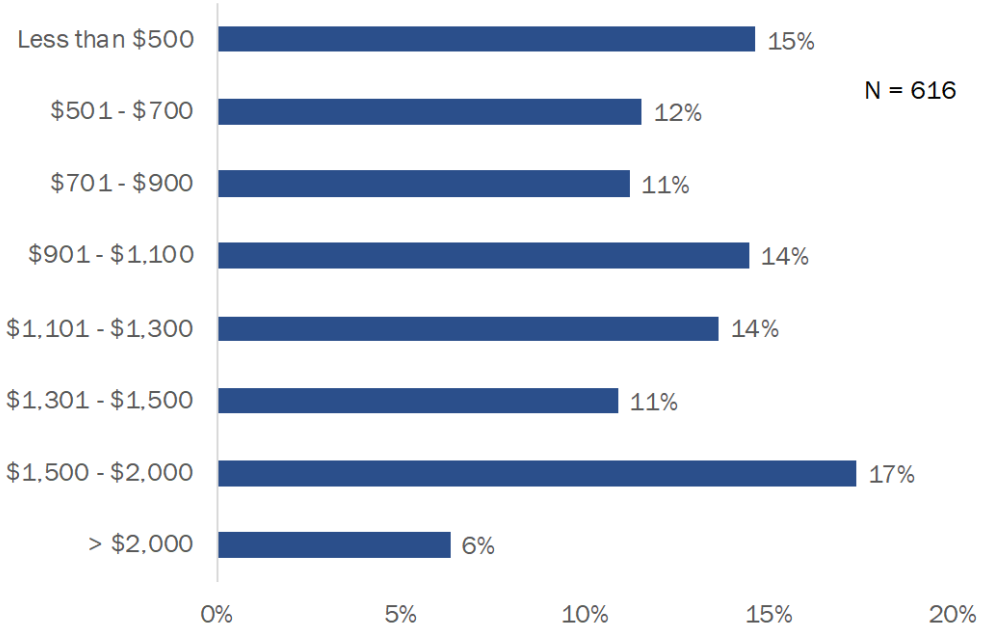


Respondents' monthly housing costs varied widely (Exhibit 83). The median housing cost for homeowners was $1,200 and $973 for renters. Of the respondents, 38% spent $900 or less per month, 39% spent between $901 and $1,500 per month, and 23% spent more than $1,500 per month (Exhibit 83).

Exhibit 83. How much do you pay for housing each month?

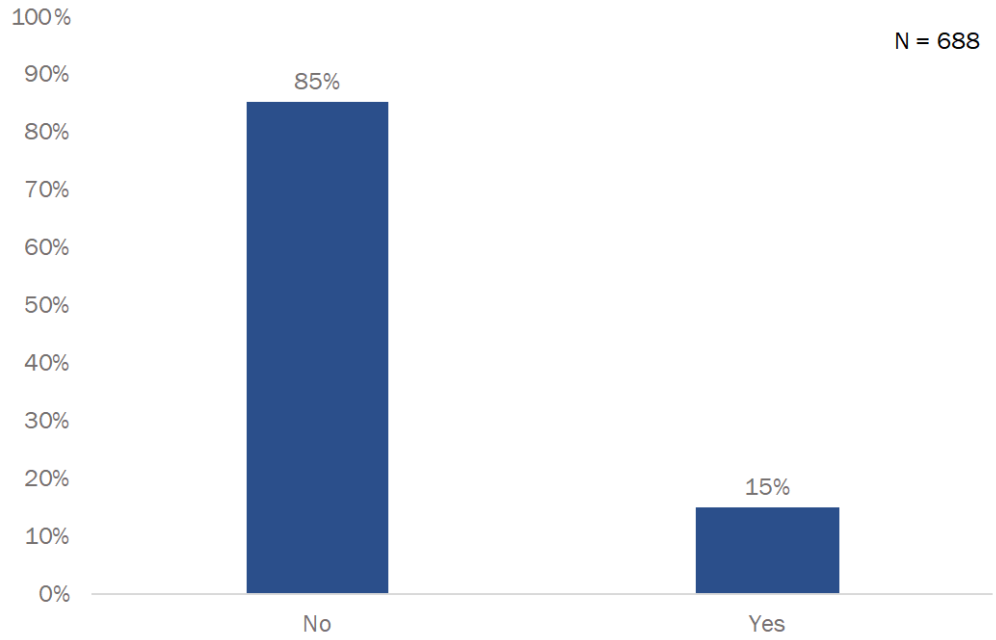
Source: Medford Community Needs Assessment Survey (2020), question 6. N = 616

Note: Respondents received the following instructions: If you rent, please include monthly rent and rental insurance. If you are a homeowner, include principal, interest, taxes, mortgage and homeowner insurance, and homeowner association fees, if applicable.



The majority of respondents (85%) indicated that they did not have health and safety concerns related to the condition of their housing (Exhibit 84). Of the 15% of respondents who did have health/safety concerns, 57% were renters, 28% were homeowners, and 15% were living in transitional housing/currently experiencing homelessness.

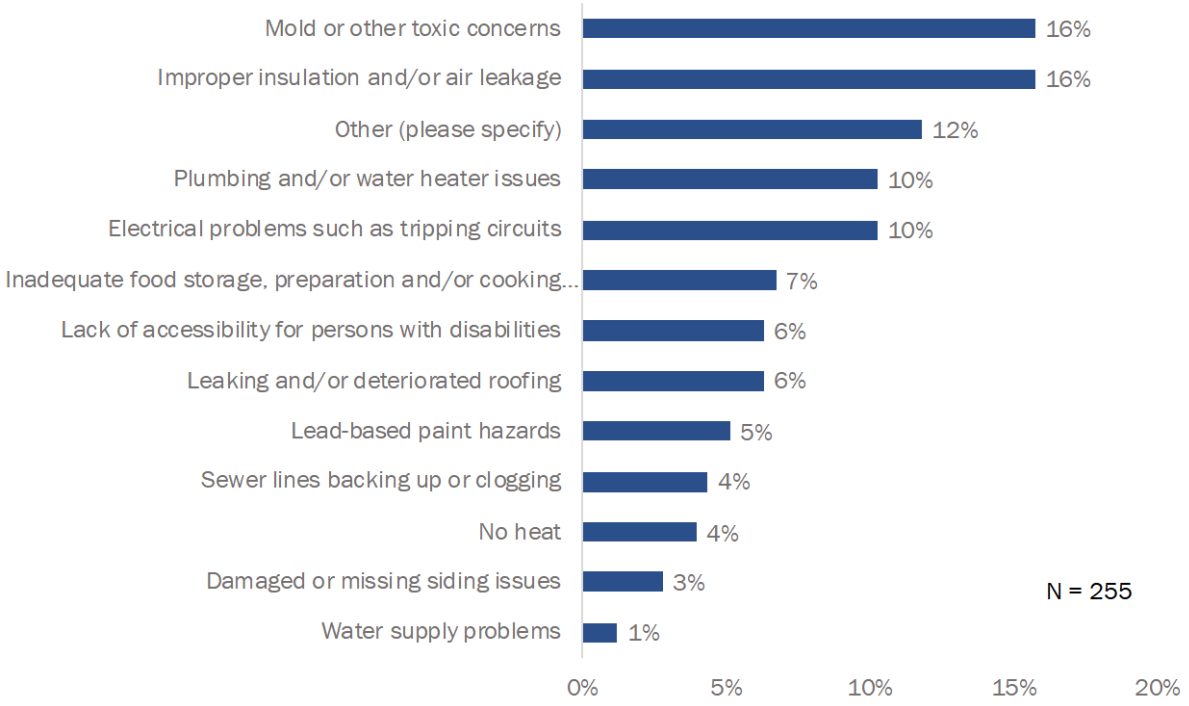
Exhibit 84. Do you have health and safety concerns related to the condition of your housing?
Source: Medford Community Needs Assessment Survey (2020), question 7. N = 688



The top ranking health and safety concerns in Medford are: mold or other toxic concerns (16%), improper insulation and/or air leakage (16%), plumbing and/or water heater issues (10%), and electrical problems such as tripping circuits (10%), (Exhibit 85).

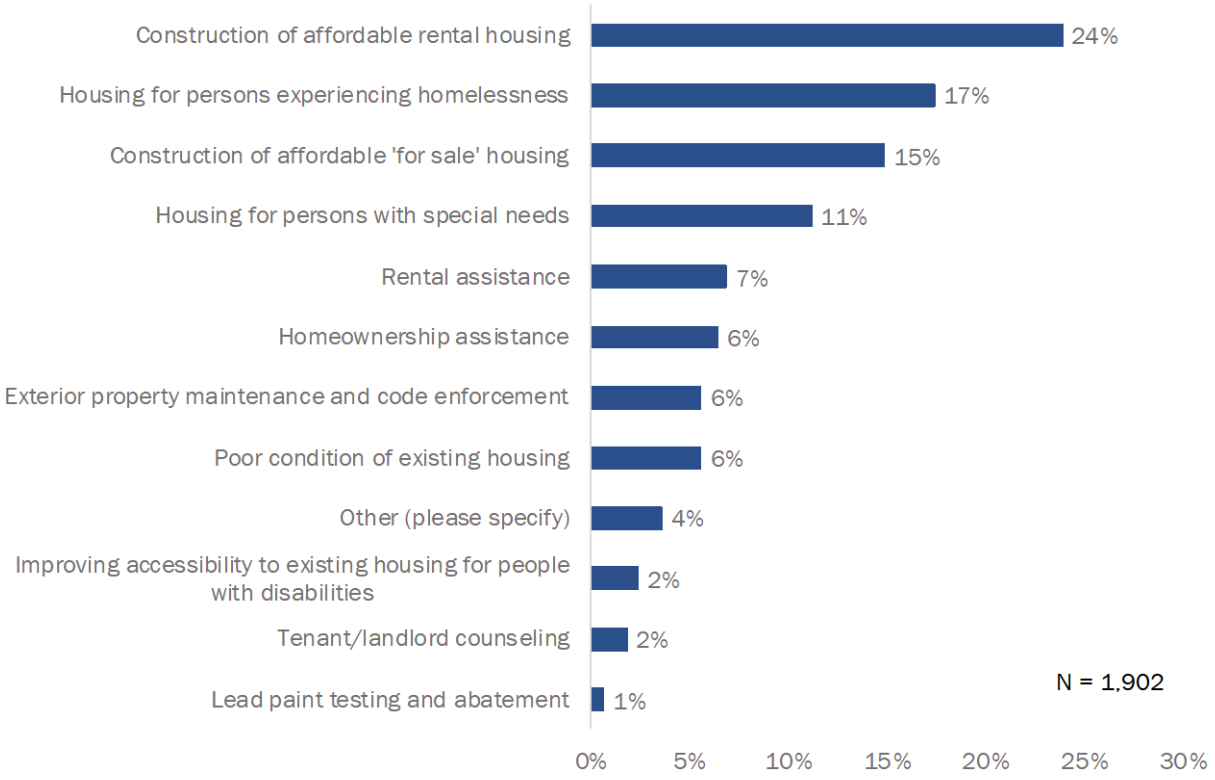
Exhibit 85. If you indicated you have health and safety concerns related to the condition of your housing, please mark all concerns that apply.

Source: Medford Community Needs Assessment Survey (2020), question 8. N = 255



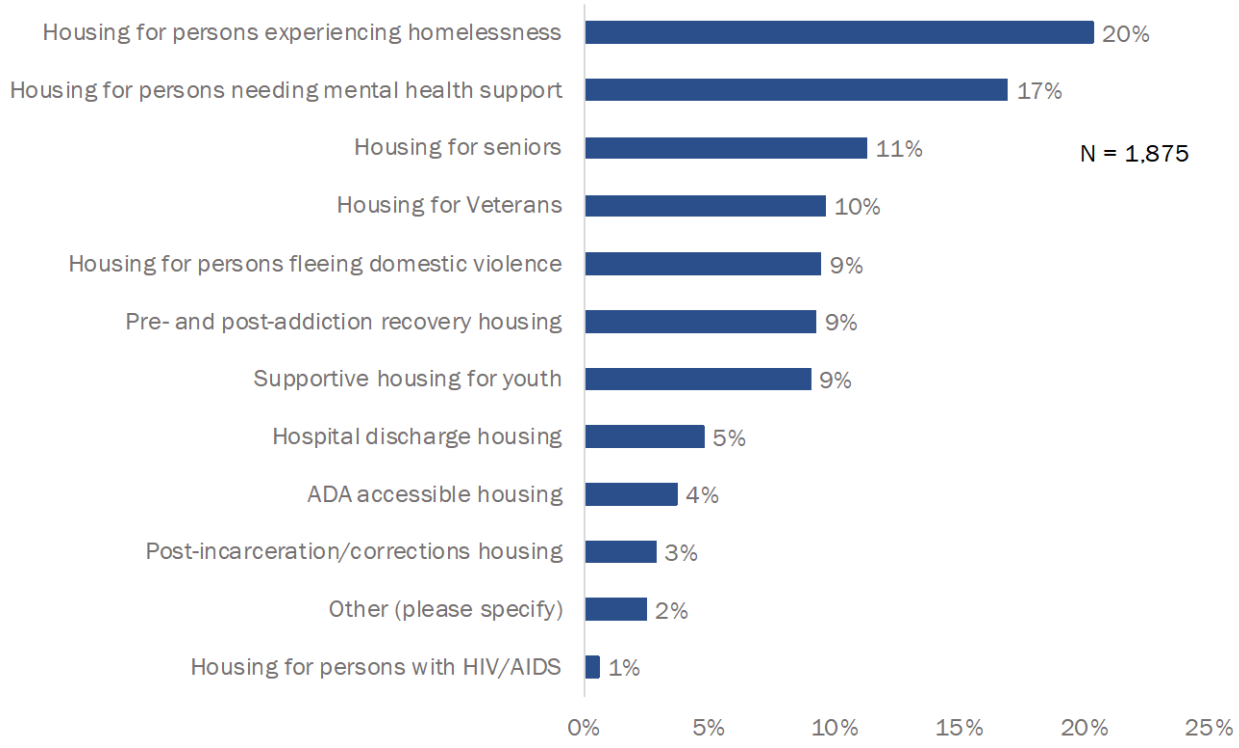
Respondents identified critical housing needs in Medford. The top ranking housing needs are: construction of affordable rental housing (24%), housing for persons experiencing homelessness (17%), and construction of affordable 'for sale' housing (15%), (Exhibit 86).

Exhibit 86. Select the three housing needs most critical in your community.
Source: Medford Community Needs Assessment Survey (2020), question 9. N = 1,902



According to respondents, the most critically needed special needs housing types in Medford are housing for persons experiencing homelessness (20%), housing for persons needing mental health support (17%), and senior housing (11%). Housing for veterans (10%) followed closely behind (Exhibit 87).

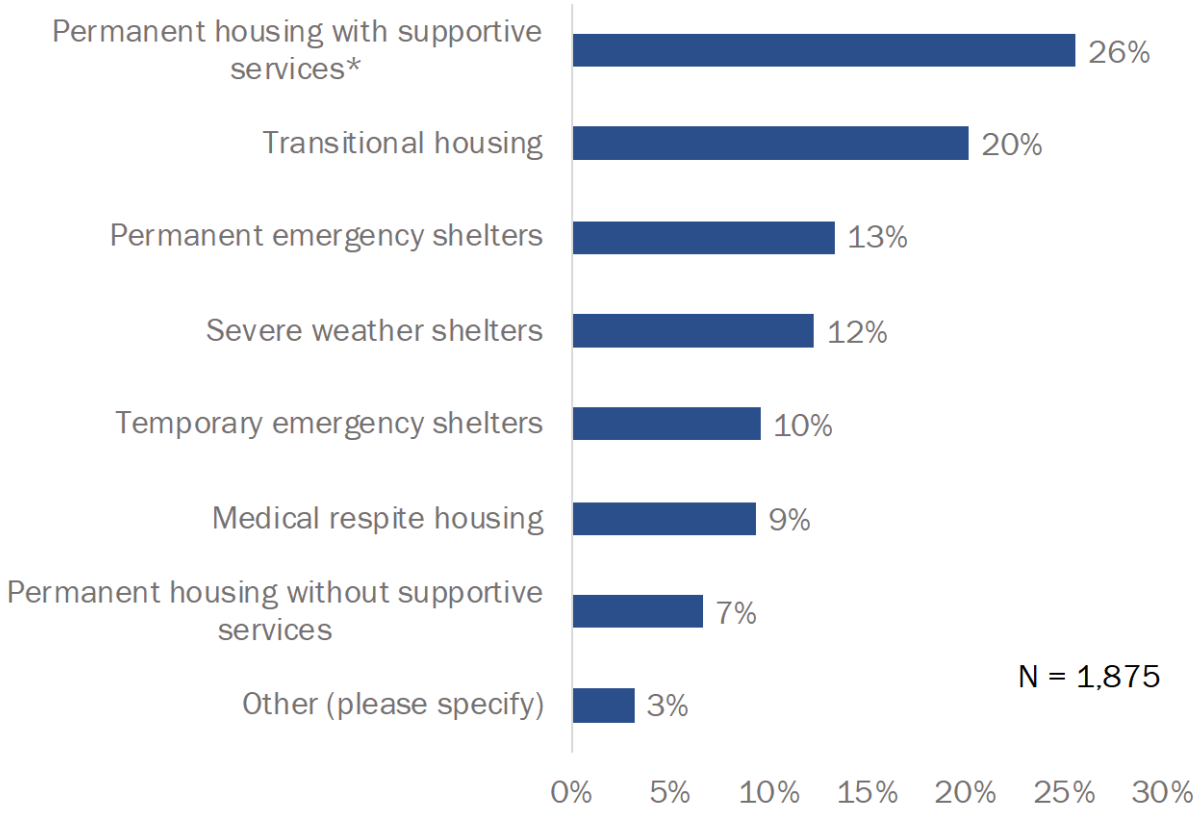
Exhibit 87. Select the three special needs housing types most critical in your community.
Source: Medford Community Needs Assessment Survey (2020), question 10. N = 1,875



When asked about the housing options needed most for persons experiencing homelessness in Medford, respondents ranked permanent housing with supportive services (26%), transitional housing (20%), and permanent emergency shelters (13%) as their top three priorities (Exhibit 88).

Exhibit 88. Select the three housing types most needed for persons experiencing homelessness.
Source: Medford Community Needs Assessment Survey (2020), question 11. N = 1,875

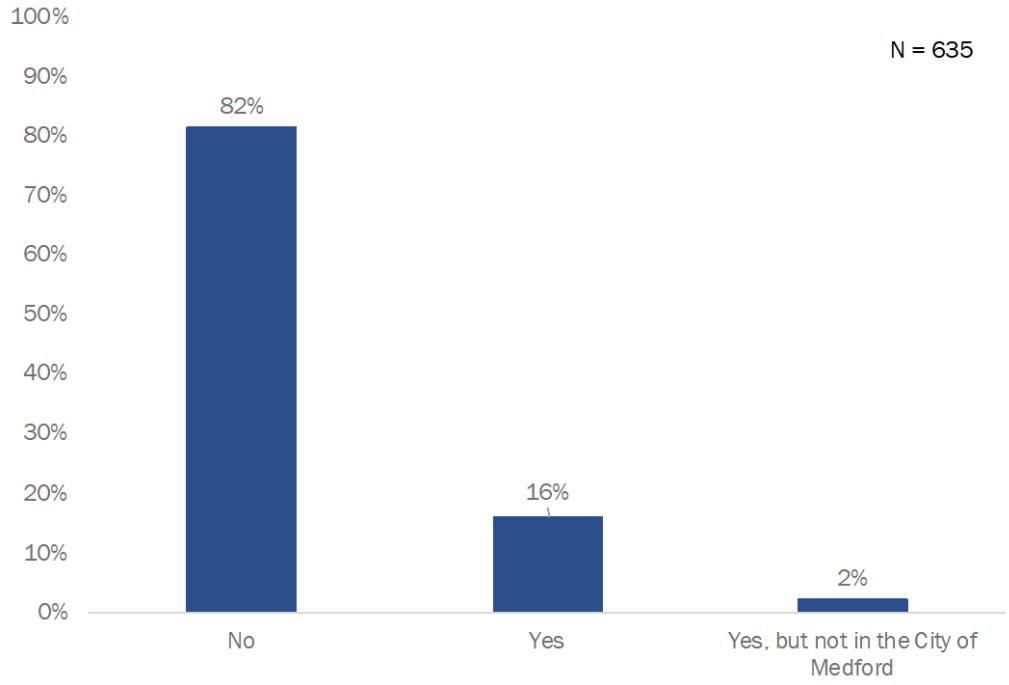
* Note: Permanent housing with supportive services may include rental support, mental health services, etc.



The majority (82%) of Medford residents stated that they had not experienced discrimination when looking for housing in the City of Medford (Exhibit 89). Respondents who had experienced discrimination when looking for housing identified a variety of reasons for feeling discriminated against including issues with criminal background checks, substance abuse, disability, income, credit history, employment instability, low wages, dependence on housing assistance programs, marital status, children, and race or ethnicity.[23]

Exhibit 89. When you looked for housing in the City of Medford, did you ever feel you were discriminated against?

Source: Medford Community Needs Assessment Survey (2020), question 12. N = 635



[23] Medford Community Needs Assessment Survey (2020), question 13.

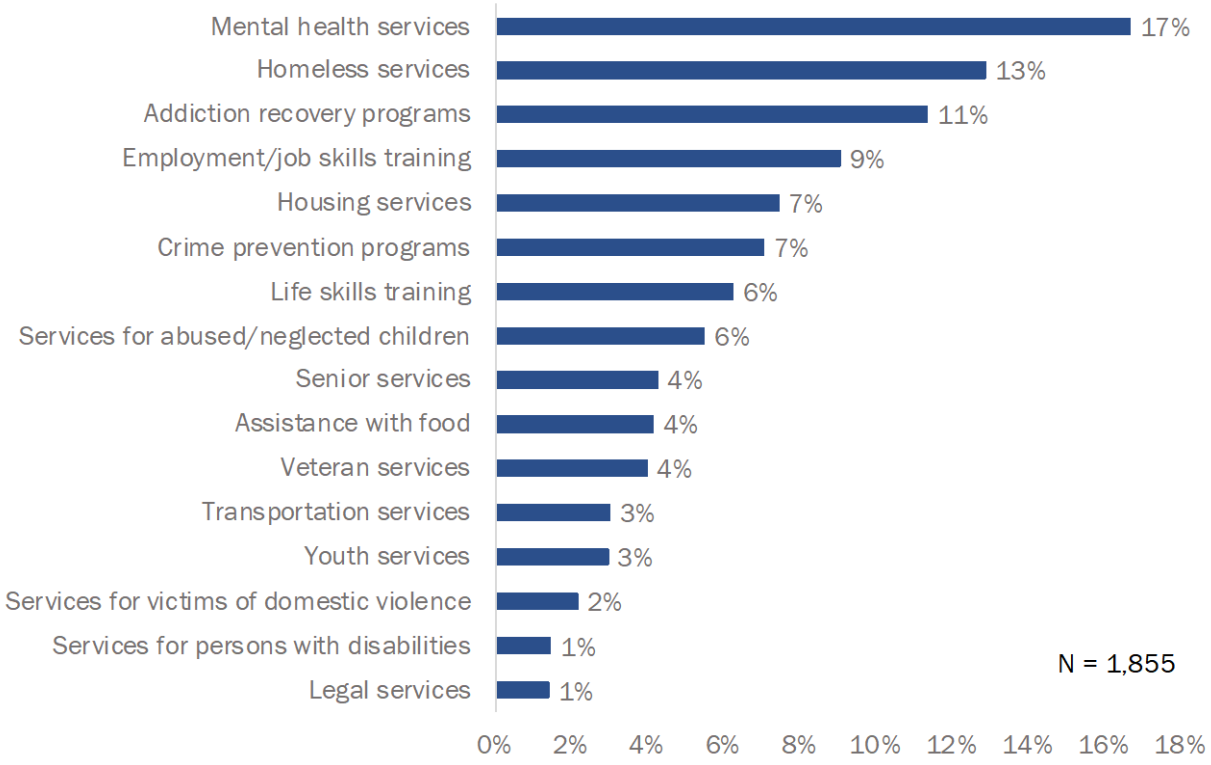
Of the respondents who stated that they had experienced housing discrimination in Medford, individuals who identified as homeless were disproportionately affected (48%) followed by renters (32%), (Exhibit 90).

Exhibit 90. Housing Discrimination Experiences in Medford by Housing Tenure
Source: Medford Community Needs Assessment Survey (2020), crosstab of Q3 with Q12. N = 620.

	Have Experienced Discrimination in Medford	Have Not Experienced Discrimination in Medford	Total
Homeless or Living in Transitional Housing	16 15%	17 3%	**33**
Renter	66 66%	142 69%	**209**
Homeowner	19 19%	359 69%	**378**
Total	**102**	**518**	**620**

Respondents identified the highest priority public service needs in Medford (Exhibit 91). Of the options presented to them, respondents ranked mental health services (17%), homeless services (13%), and addiction recovery programs (11%) as their highest priorities.

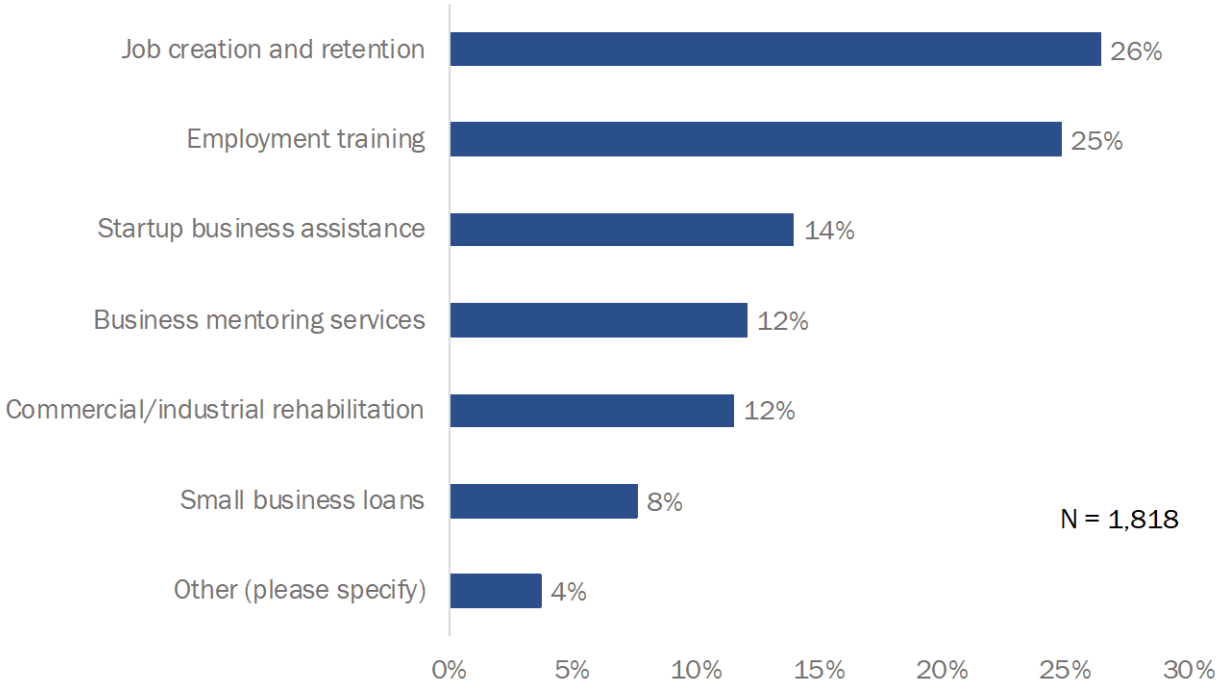
Exhibit 91. Select the three highest priority public services needed most in your community.
Source: Medford Community Needs Assessment Survey (2020), question 14. N = 1,855



Respondents identified job creation and retention (26%), employment training (25%), and startup business assistance (14%) as the community's three most-needed economic development/businesses services (Exhibit 92).

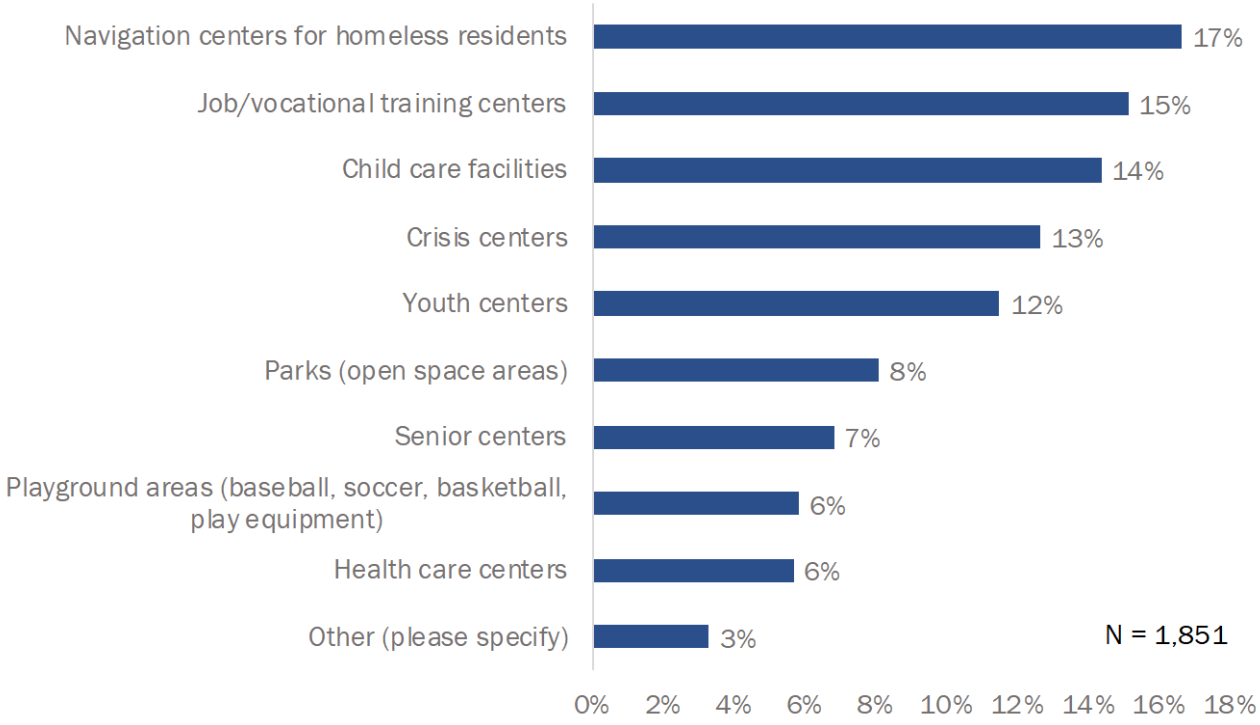
Exhibit 92. Select the three economic development or business services needed most in your community.

Source: Medford Community Needs Assessment Survey (2020), question 15. N = 1,818



According to respondents, the three most-needed community or neighborhood facilities in Medford are: navigation centers for homeless residents (17%), job/vocational training centers (15%), and childcare facilities (14%), (Exhibit 93).

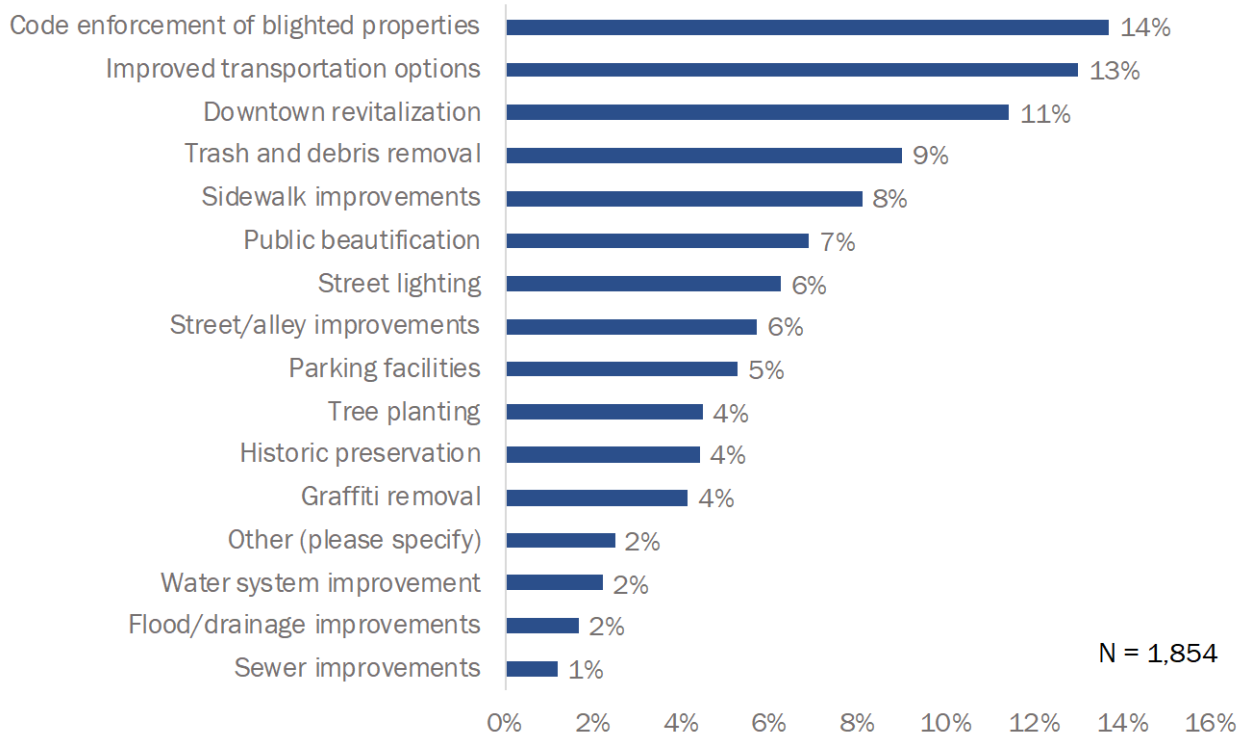
Exhibit 93. Select the three community or neighborhood facilities most needed in your community.
Source: Medford Community Needs Assessment Survey (2020), question 16. N = 1,851



Respondents identified the most critical public improvement and/or infrastructure needed in Medford (Exhibit 94). Of the options presented to them, the needs that ranked highest were code enforcement for blighted properties (14%), improved transportation options (13%), and downtown revitalization (11%).

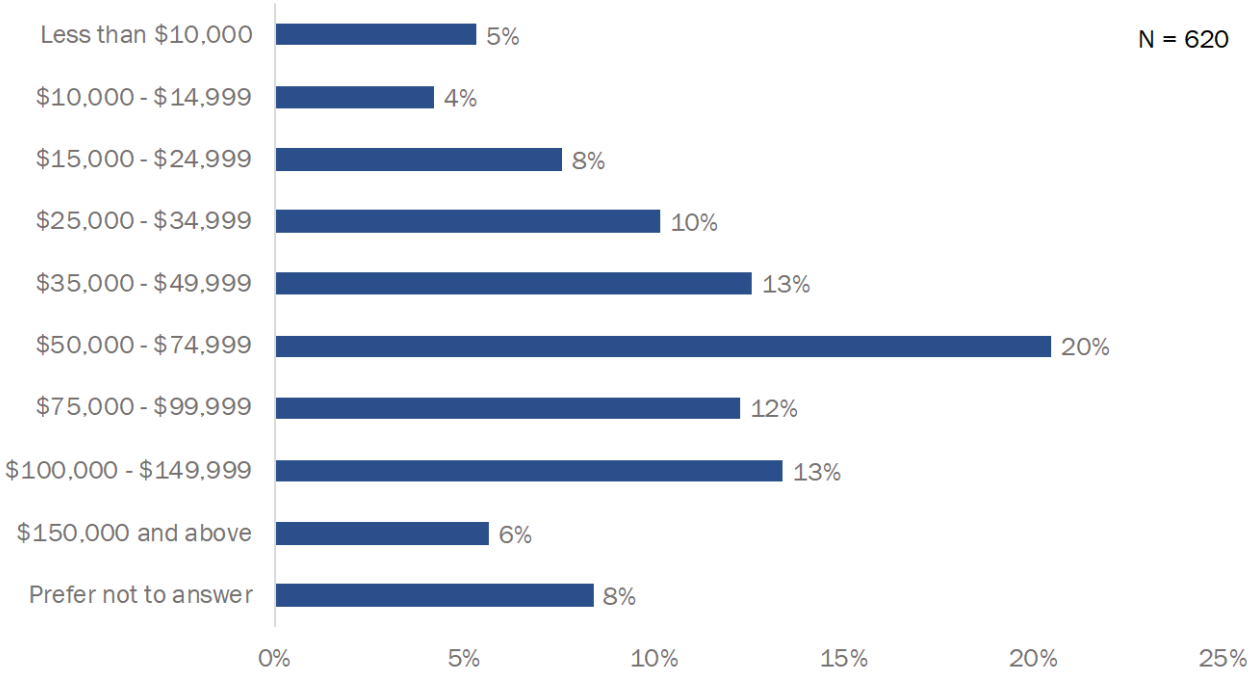
Exhibit 94. Select the three public improvement and/or infrastructure needs most critical in your community.

Source: Medford Community Needs Assessment Survey (2020), question 17. N = 1,854



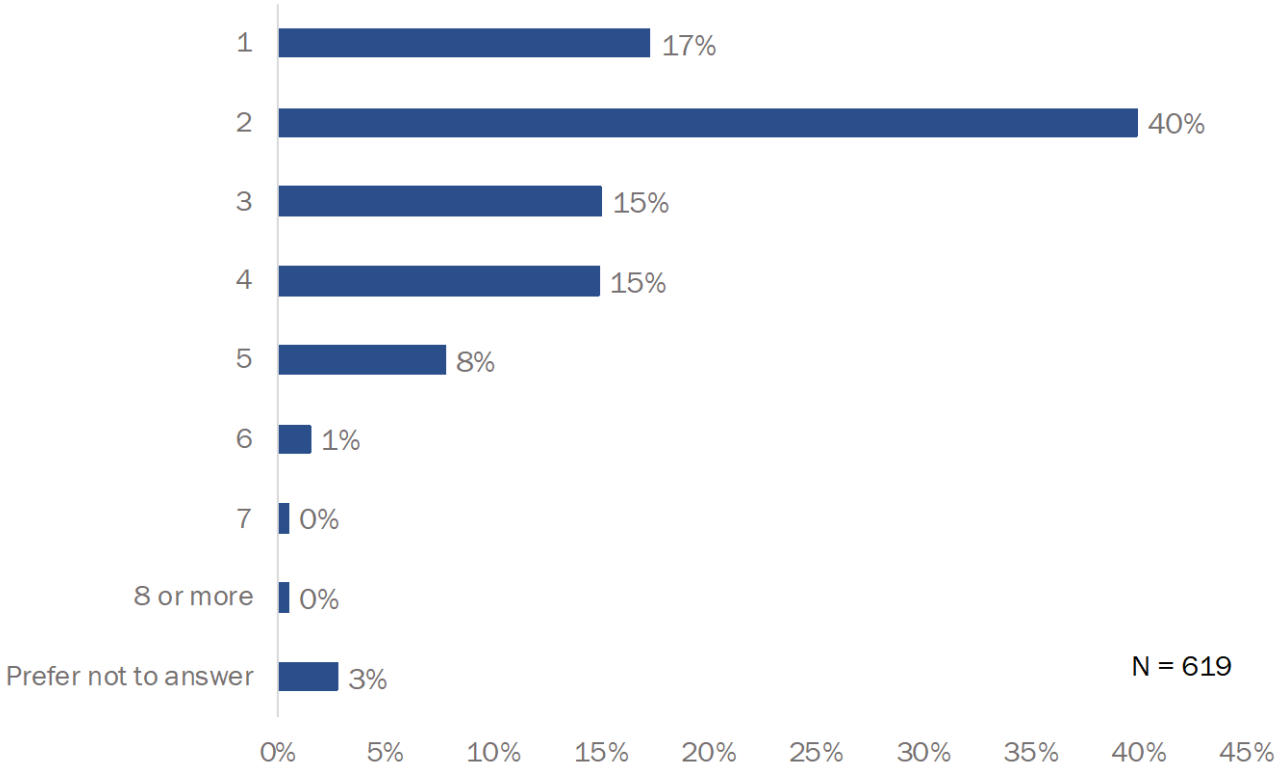
Of the respondents that participated in this survey, 17% lived in households that earned less than $25,000; 23% earned between $25,000 and $49,999; 20% earned between $50,000 and $74,999; 12% earned between $75,000 and $99,999; and 27% earned $100,000 or more (Exhibit 95).

Exhibit 95. What was the annual income of all people living in your household in 2019?
Source: Medford Community Needs Assessment Survey (2020), question 18. N = 620



Fifty-seven percent of respondents reside in one- or two-person households (Exhibit 96). Respondents who live in households composed of three to six persons comprised 39% of all respondents. Respondents who live in households with seven or more persons comprised less than 1% of all respondents.

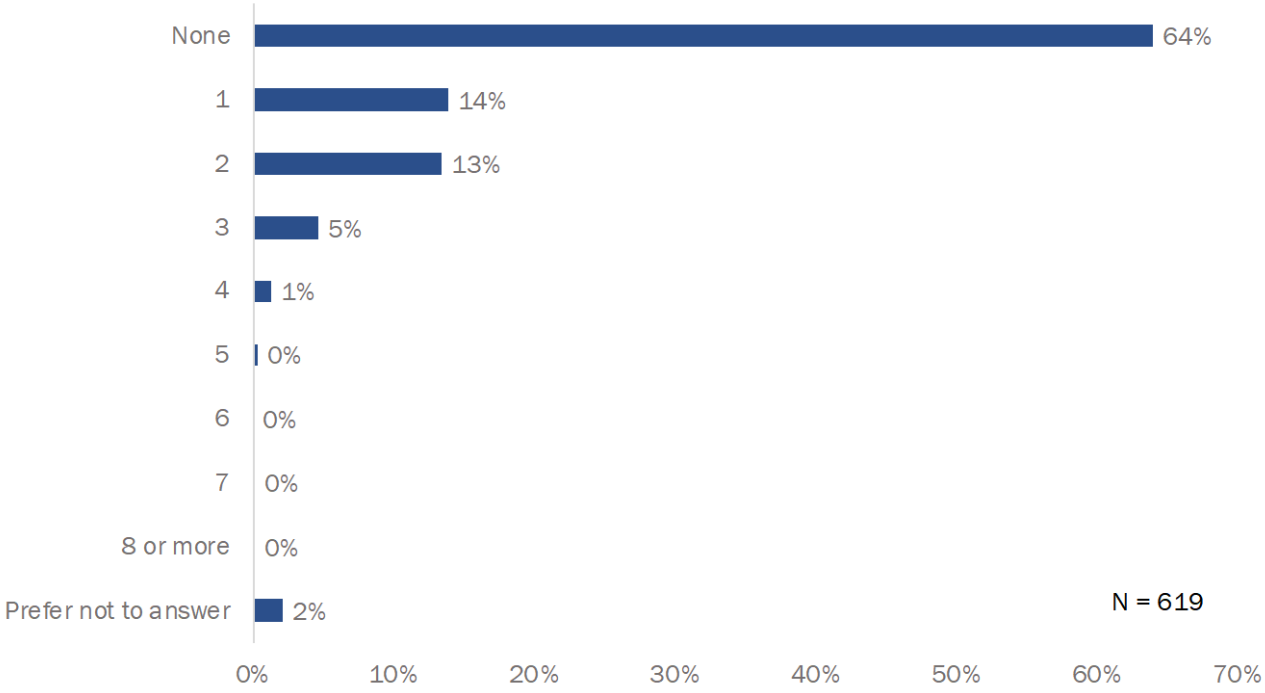
Exhibit 96. How many people live in your household, including adults and children?
Source: Medford Community Needs Assessment Survey (2020), question 19. N = 619



Most respondents did not have children (64%). Of the respondents that did have children living in their household, 27% had one or two children (Exhibit 97).

Exhibit 97. How many children live in your household?

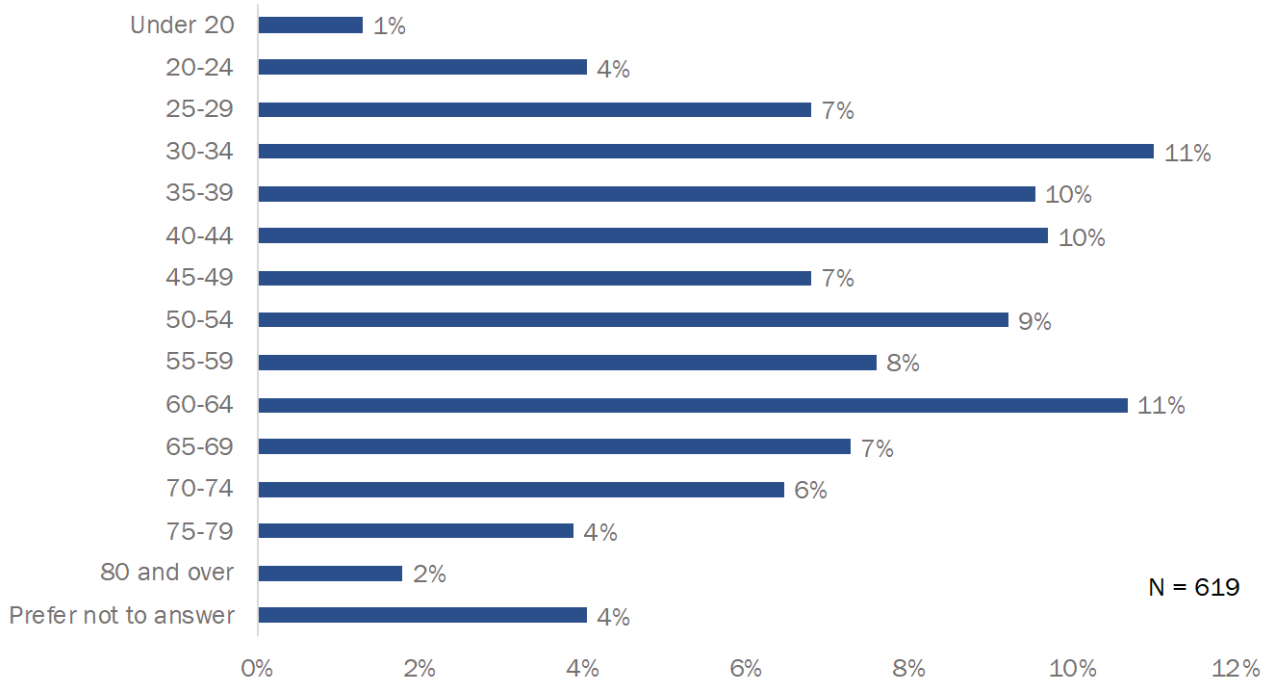
Source: Medford Community Needs Assessment Survey (2020), question 20. N = 619



The survey asked respondents to provide their age (Exhibit 98). Of the total respondents 1% are younger than 20, 11% are 20 to 29 years old, 38% are 30 to 49 years old, 28% are 50 to 64 years old, and 19% are 65 years old or older.

Exhibit 98. What is your age?

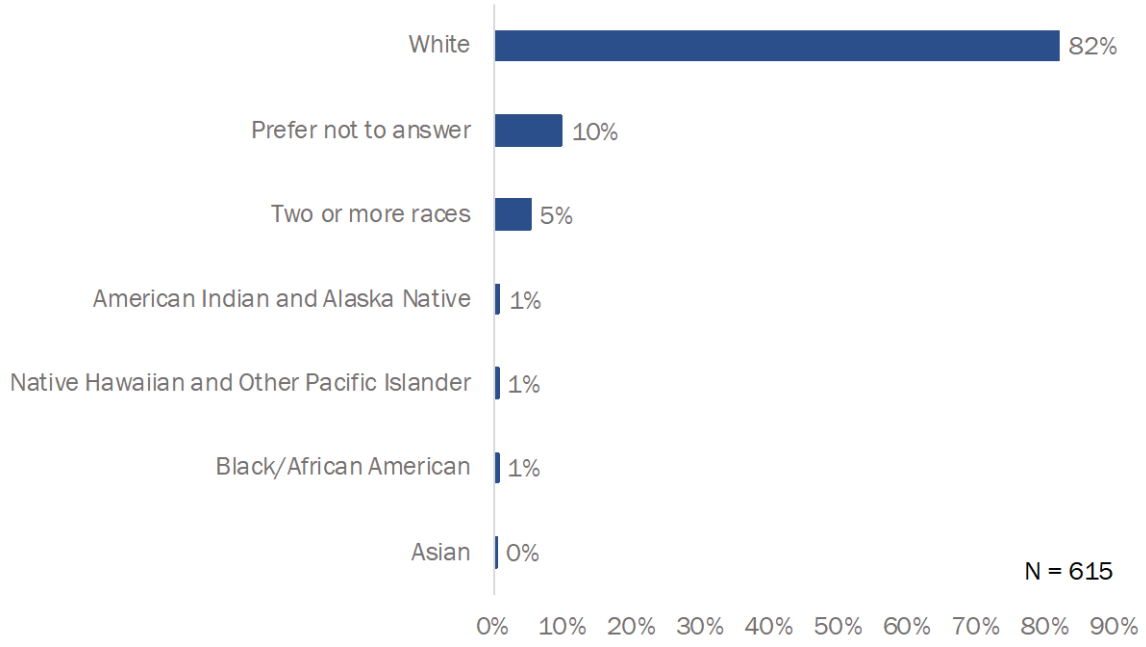
Source: Medford Community Needs Assessment Survey (2020), question 21. N = 619



Consistent with the demographic makeup of the Medford community, most respondents identified as White (82%). Individuals who identified as a race other than White, made up less than 10% of respondents (Exhibit 99).

Exhibit 99. Please identify your race.

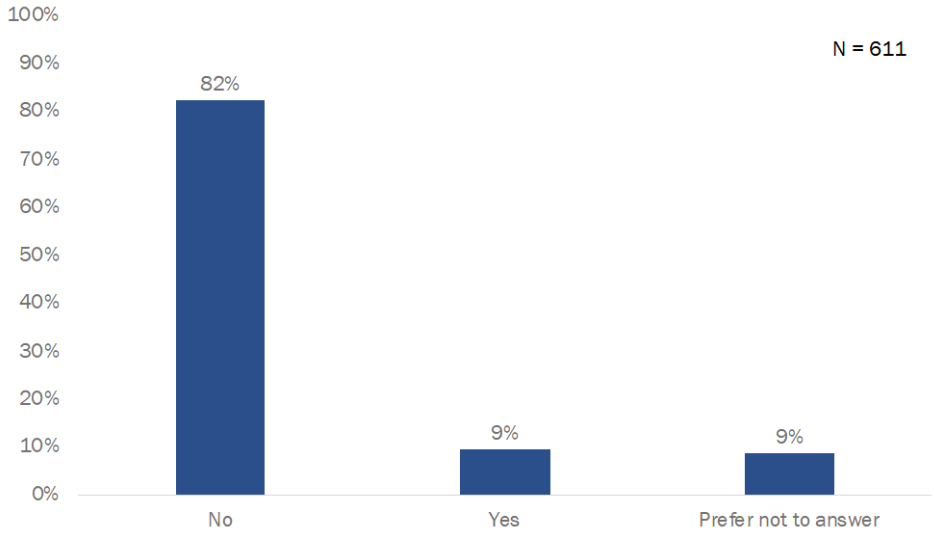
Source: Medford Community Needs Assessment Survey (2020), question 22. N = 615



Nine percent of survey respondents identified as Hispanic or Latino (Exhibit 100).

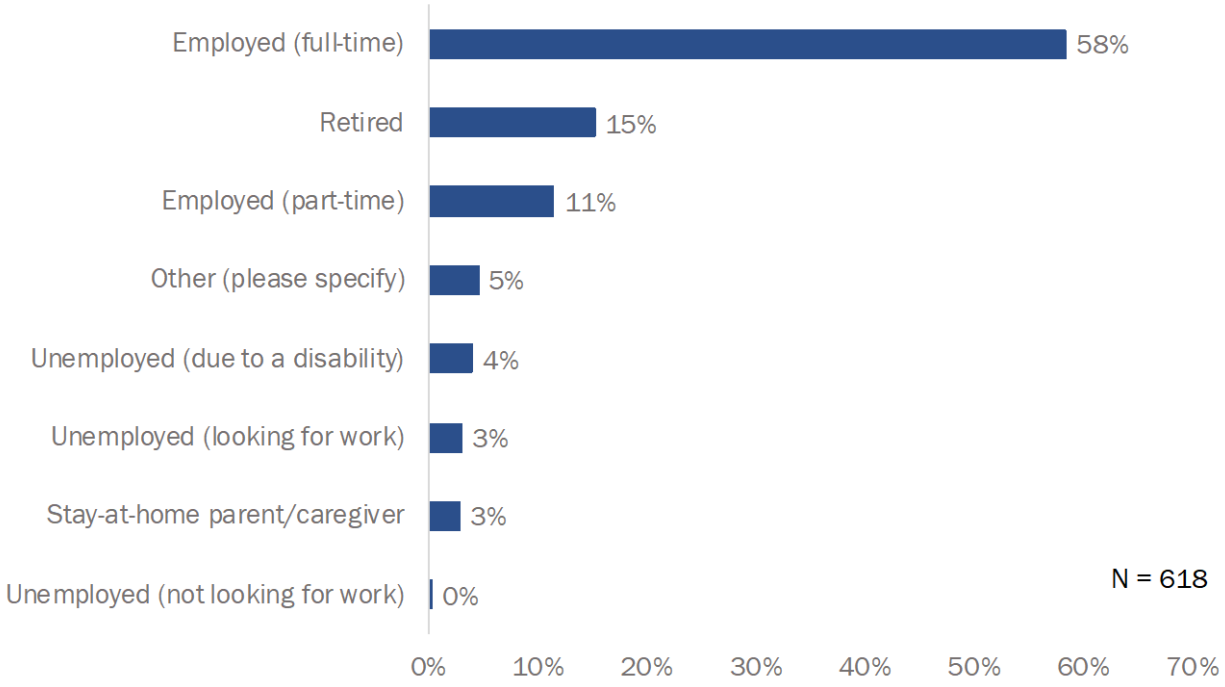
Exhibit 100. Are you of Hispanic or Latino origin?

Source: Medford Community Needs Assessment Survey (2020), question 23. N = 611



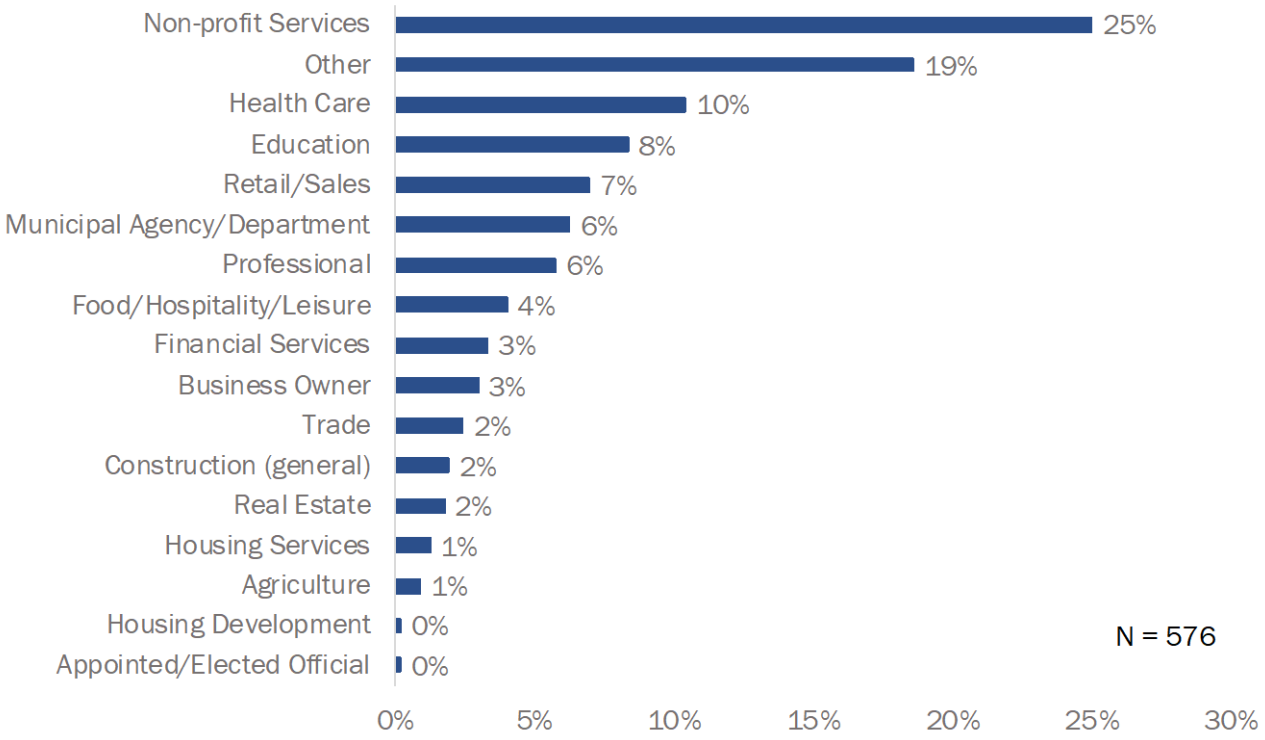
Of the respondents, most (58%) work full time. About 15% of respondents were retired and another 7% were unemployed (Exhibit 101).

Exhibit 101. What status is most applicable to you?
Source: Medford Community Needs Assessment Survey (2020), question 24. N = 618



A quarter of respondents worked in non-profit services (Exhibit 102). Those who worked in health care, education, and retail sales comprised 25% of respondents, collectively.

Exhibit 102. Which industry do you work in?
Source: Medford Community Needs Assessment Survey (2020), question 25. N = 576



The survey [24] asked respondents if they had any additional comments to share. The additional comments are listed (verbatim) below:

- I was homeless. If it hadn't been for the foster grandparent I don't know what I would have done.
- We desperately need code enforcer and/or housing inspector
- As a human being with rights & a brain every word of this survey is an insult to my dignity.
- If you build it they will come applies to homeless as well as baseball. These people are either addicted or crazy & really very few homeless. Make them all go to AA & bring back involuntary confinement if not taking meds.
- Domestic violence needs to be addressed and people need to be made aware of how bad it really has become nationwide. I am a victim of a violent crime. People need to be educated.

[24] Medford Community Needs Assessment Survey (2020), question 26.

- would love to see more things to do. Family events & places to attend. Also need an improved "night life"
- The sweeps are making it impossible to get any farther than just trying to meet your basic needs!
- Parents that are their children's caregivers for their own kids. The state won't pay the parents but will pay an aunt or uncle? Why? I can't work because I have to take care of my kids. Why can't I receive caregiver payment?
- I work with seniors and older adults with disabilities and stable housing is the one problem that causes crisis and instability in their lives. Next to that is transportation.
- I am looking for a good safe place to rent for my family. I am staying in hotels mainly so I can have a safe place for my children, but it is very expensive and I'm stuck there at the moment.
- We have our 3 grandsons and really wish I knew how to get help financially so we had enough to celebrate their birthdays and Xmas.
- Need more help for homeless people with addictions and neglected children.
- We need living wages and affordable housing for all. Look up the sustainable development goals.
- unemployed due to disability and mental health
- Until Medford can adequately house and rehabilitate its criminal population in a functional jail, any improvements to the face of the city will only be cosmetic and a thin veneer over an abscess of crime that is undermining the city and its responsible citizenry. Housing for the homeless is a huge problem, but simply providing living quarters is not enough if the criminal element in the community at large is not discouraged from committing crimes again and again. The justice system is broken in Medford, and it will stay broken until there is an adequate jail and a real consequence for breaking the law. Until the justice system can punish criminals, Medford will not be a safe or happy place to live. Until the homeless camps, trash, and needles are purged from the parks and Greenway, Medford will not be a welcoming place to raise children. I don't feel safe taking my kids to the park on my own. Unless my husband or another mom can meet me there, I don't go. I barely feel safe letting my kids play in our fenced yard. This is not right. It is not okay. Medford's sad state of affairs is robbing my kids of their carefree childhood. We have had our house burglarized. On a weekly basis people try to get into our yard in the wee hours of the morning. Stuff has disappeared from our yard and garage: bicycles, tools, and strollers, among other things. Our vehicles have been egged and tampered with. This is not good. We are hard-working, responsible people, and we're just trying to survive, but we can't trust the people walking past our house. Our neighbor's son is probably a drug lord, and he's been at it for years. Now he's flipping used vehicles of questionable origin... They've had cannabis grows in their yard every year for ten years. This is absurd. We would move out of the area, but our aging parents live here, and my husband finally has a job that we can survive on and pay

off our debts. When we can afford it, we're moving out of the city limits and out of the crime and drugs. We don't want to watch our children's lives be destroyed like so many of the friends we grew up alongside.

- Infrastructure & traffic flow when building. Does not seem as if this is looked at prior to builds.
- We need more services that are affordable for low income AND middle class people. Many people get tossed aside and don't get the help they need because there are so many in need and many of those people are trying, but they just don't make quite enough, but they make too much to qualify for services. Raise the income limits for assistance for rental housing, home ownership assistance, child care, etc. Give non profits more grants so that we can hire more employees to help more people so they aren't waiting so long (years) to get assistance.
- Rent is way too high for people on fixed incomes. When only get 900.00 per month. How are you supposed rent some where most places to rent are more than 900.00 per month.
- Rent is too high. Even if i worked full-time i would not be able to afford rent alone.
- Homelessness is a huge problem not only in Medford but across America. The lack of housing and rental cost have made it difficult to get off the streets. We need more affordable housing options. Many homeless people have income. Granted most of us are at or below proverty level but that should not be a reason that we do not have the same opportunities as others just because we are disabled and unable to work. Something's need to be done to ensure all Americans have the basic needs of food, shelter, and medical care. I have traveled all over this country and have seen many different homeless programs. I would love to be able to share my knowledge of what works and what doesn't.
- We need better paying jobs for professionals.
- The unhoused population has many reasons for being unhoused, these all need to be addressed to reduce the # of unhoused people in Medford and Jackson Co. Unhoused people create and/or exacerbate many different problems (crime, litter, mental health) which affect unhoused individuals and the community at large. Until the numerous jurisdictions that cover these many issues get together to create a comprehensive and county-wide strategy, there will be limited-zero success as jurisdictions try to solve the problems piecemeal. This problem requires active collaboration and partnership, it can't be done just by Medford or the County or any other single agency.
- What ever happened to bond measures. City Utility (home owners) get charged for everything any more. Without a public vote!
- Rent is too high. Even if i worked full-time i would not be able to afford rent alone.
- I work for an employer that advertises our local high paying jobs to outside communities (specifically central and southern California), I feel that is is a slap in the face to our native home-grown talent. I grew up in this community, have only accessed education and employment here... and because I stayed here I am ten years behind my cohort of graduates! I don't own a home, I have no assets, I barely have a living wage job... and am

working in an environment that doesn't value local talent and actively seeks outsiders to be in leadership positions. This is a dangerous business practice for our community.

- I feel that in the next 5 years or so if I can't figure out a way to purchase an affordable house in a safe neighborhood to cap my living expenses that I will be unable to survive in the town I grew up in. It's very sad that outsiders' perspectives of ""cheap"" houses has driven up local sale prices and their outside money (whether from a sold California house or Insurance ""fire"" money) is a larger resource that what locals have to work with. During my time trying to buy a house, I was consistently outbid by out-of-town money and I gave my highest and best offer! If 250K and under housing isn't protected for your LOCALS and work force... your community will be the elderly that come here for tax breaks and cheap living and social services recipients. THAT will be the Medford community. I am a single income 30 something that wants to stay here, but it seems there is not a quality of life for me here.
- I work in the non-profit realm, 70% of families that I serve do NOT have a local phone number. Most of the families that are receiving free services from my organization have central California area code phone numbers. So, they are here for the excellent social services and Housing Authority Vouchers. They think this is a cheap place to live considering where they came from... again, perspective. Anyways, if I am not valued in this community as a home-grown professional that deserves a living wage and affordable housing and has given 17 years of my life to serve those in this community... I really can't stay here. Logically, it makes no sense. Most of the people in my circle of influence also feel this way.
- Your middle income professionals are not thriving, we are not going to continue to endure the outsider appropriation of our community for much longer."
- I would have liked to pick more than 3 concerns is some of the fields.
- I support a tiny homes community so that the homeless have a safe place to get on their feet. Then we need some sort of step up for them - without some sort of affordable housing beyond that, where do they go next?
- The engineers that have designed the most recent changes/additions to this city have done a poor job of planning. The ridiculous parking space sizes, narrow lanes, and single entry to the Northgate Marketplace is ridiculous! How did that ever get approved? The Poplar Road & McAndrews intersection should have been made much larger when RCU was constructed. There is no consequence for the drivers that habitually run the light there. Why oh why was there no dedicated right turn lane off Highland onto Barnett Rd going west??? There are plenty of drivers that still use that stretch of Barnett and the traffic would flow much better if cars could move. East McAndrews Road up to Hillcrest is a raceway. It is too dangerous to walk on that road. It is ruined by the speed limit which everyone goes 10mph over that.

- Small affordable or multi dwelling units needed. Quadplexes or townhouses. Better connecting neighborhoods that are walkable and family friendly that supports a variety of incomes.
- Although I own my own home, we were given assistance. On my own I would struggle just as many of the families I serve do. Housing is expensive and limited. Close to homeless or homeless families are waiting years for housing. Disabilities services for young children are lacking because of the growing numbers who need supports.
- In the last 15 years I have seen crime increase exponentially with the homeless problem. I now do not feel safe on the bike path, and even though we live on the East side, our street has seen more crime than I ever saw in the previous cities I lived in, in So Oregon and NorCal. We have had to install a Ring system and alarms due to thefts. I feel safer visiting my daughter in Portland than I do here. We need good-paying jobs for young adults.
- Affordable multi-family housing is an important issue but location is also important. Regenification of these potentially problematical complexes in single family neighborhoods degrade the identity and livability. Multi-family complexes should be clustered not located within owner occupied single family neighborhoods.
- Affordable housing is our biggest challenge. We would have more income to contribute to local businesses to help stimulate other parts of the economy if so much of our income was not taken up greedily by the cost of our housing. Limiting land available for construction of housing is a huge cause of this. My husband is a working professional in the medical field with a doctorate degree and we hope to be able to stay in Medford, but that does not look likely because of the cost of housing.
- Again, the widespread use of marijuana is destroying Medford. And it is unacceptable that Jackson County allows hemp grows near neighborhoods and schools. It is essentially the same product as marijuana; when not harvested at just the right time, THC levels increase. There are too many land permits given to growing hemp. We need agriculture that we and animals can EAT, and that will maintain bees.
- Enforcement of traffic laws, especially at lights, is abysmal. This encourages drivers to continue after lights turn or are about to turn although they can easily stop. This in turn slows traffic and encourages cities to lengthen the transition period between cross-traffic, further slowing traffic at intersections. The more enforcement, by officers or automated devices, the better. Also, more sidewalks are needed, such as near Howard Ave. off Hwy 99, where pedestrians are forced onto a narrow, winding roadway.
- As the Water Commission mentions in their mailer insert, be more mindful of being proactive in the Community. The city's choices of businesses built are lacking in judgement: Why put up another convenience store in a residential area that's surrounded by senior group homes and assisted living facilities? Why not expand some city parks to include more dog parks.
- I really wish there was a tiny home development / co-housing option in the Rogue Valley area where I could (at my income) quickly purchase a structure (under 5 years/under

$100,000) rather than sink a large amount of income into something that is resellable and debt free. My hope would be to leverage that ability to provide for other sub $100,000 purchase options and build community. I am not interested in purchasing "traditional" properties in the near term (under 6 years from purchase to sale.)

- Do we really need so much government oversight?
- Like most people, I agree that the city of Medford is in desperate need of facelift. Why is Ashland's downtown so much nicer and yet we have a higher population and more funding?
- Medford needs to make sure that young families want to stay. There is no initiative for us to stay. We can't afford to own a home and any we can afford are not suitable for young, poorer families
- Most interested in middle-tier houses being built. We see a lot of low income AND half million dollar housing being built. Virtually nothing in the middle.
- Moved to Medford,, from Iowa, over 50 years ago as it was the family choice and we never regretted it. Our two sons had great local schooling; were both Southern Oregon collage graduates and became prosperous business men.
- Code enforcement is my biggest need. Cars line my street creating barriers to walking, putting out garbage/recycling cans, yard work (trimming bushes/trees) etc. There is no way an emergency vehicle would be able to get down my street. The street is lined with old cars that haven't moved in years. The cars are hazards for driving...two lane streets become one and are dangerous for children as you can't see a child stepping out into the road from between two cars. Code enforcement is non-existent. Even calling them does not help...with parked cars or housing blights. Garbage and old vehicles are everywhere. Code enforcement offices "talk" to people but don't enforce anything.
- How can we increase rent affordability and rental options? That's really what I feel is more important that city beautification or improved streets at this point.
- The lack of new or recently built affordable starter homes and also the lack of low-income apartments is a major contributing factor to the housing crisis in the Rogue Valley. Another contributing factor is that most of the jobs that are being created don't pay enough for a person to work full-time and afford to live in the Rogue Valley without assistance or a roommate.
- So much meth and heroin. With this comes crime, trash, fear and a general sense of distaste for the area. A mental health inpatient hospital, immediate detox center with 120+ days of treatment, and harsher penalties for drug related crimes are my suggestions.
- Also, it'd be nice to see a water park, the trampoline place open back up, or have more fun & affordable options for family fun. "
- What has Bend done to become such a nice city in the last 40 years? Could we apply anything that they have learned here?

- We need more housing available for people with pets. They do far less damage on a home than children. Its ridiculous.
- My preference is to spend resources on enforcing existing laws rather than adding new programs
- Need better balance between west and east Medford as far as affluent residents. Wealthy individuals fight to keep multi family housing, affordable housing, trailer parks and homeless resources out of East Medford leading to a concentration of blight, crime and inequality of resources
- We live in West Medford, our neighborhood suffers from a number of vacant/poorly maintained houses, high property crime, lack of public transportation, poorly maintained and lacking public amenities. Most of us are making the best of a bad situation and we could really use more support from the city.
- biggest problem medford faces, and why I moved out of medford, is the homeless and crime situation. people using the streets as their bathroom. crime is super high. litter is insane. drug use on the streets is common. downtown medford has become an eyesore. the police can only do so much. government is jackson county as well as the city of medford need to take action. spending money on aquatics, jail, parks...wasteful. our parks are full of drugs and homeless. they need to be off the streets. families cannot enjoy the parks. families cannot enjoy the greenway. medford is not a desirable place to live anymore and people are leaving as soon as they can. fix this problem first THEN there will be opportunity for actually suburban and urban growth.
- Medford...and all of Oregon...are screwed, blued, and tattoo'd...by the 800 lb. gorilla that is the People's Republic of Portland...I'm out of this state as soon as I retire.
- Would like to see a focus on the city, part of utilizing tax breaks and incentives for high density, multi-story mid/high rises downtown.
- A strong social and financial support network is crucial to raise the standard of living for residents.
- I work in a hospital and see we need major support with mental health services and crackdowns on drug and sex trafficking.
- sidewalks in school areas need to be added around Wilson School. Mowing in parks is done well, however the weeds are terrible. Weeds are a significant eyesore on many streets in Medford. Landscaping is put in in many public areas, then the watering is either non-existent or non-functioning, making another eyesore. The more expensive living areas in town are the ones where pride of ownership shows, and the less expensive areas are left un-cared for. Code enforcement is very lacking in effectiveness.
- I'd love to see more public outreach to the residents who think that we don't have a responsibility to respect and take care of each other. With as many people in this town that I hear talk about going to church and being blessed, you'd think they'd be lining up to help those in need.

- Also, I'm horribly unqualified to have answered those questions, so I'm interest to see what the actual issues are as opposed to my opinion."
- Your survey will give you false information, because you require 3 answers. Do not require 3 answers and weight the one answer as if it were three. This is why the general population distrusts surveys as they are manipulated to give the results you want.
- I do not believe homelessness is due to lack of housing. work, & services. The homeless people I see on the street every single day is due to 1. Drugs 2. Mental Health. If these 2 issues were addressed, there would be answers. It is NOT because there is no affordable housing....I do not know why this obvious reason is not being addressed. It is being covered up by "affordable housing" issues. NOT TRUE.
- we need more affordable housing, more transitional housing for the homeless, and more places to house people with mental health concerns
- Unhappy with putting in shrubs and vegetation to beautify freeway exits and other major streets and spending money to irrigate these areas and then not doing weeding or upkeep and these places becoming eyesores. McAndrews and Biddle is a good example. Trees are trimmed and ditches are cleaned out and the refuse is never picked up. It's an eyesore. Hard to have pride in your city when these issues are not addressed.
- The question regarding types of shelters: the list of "options" was not complete. I felt the descriptions were inaccurate (do not reflect currently existing shelters nor future plausible alternatives) and it made it difficult to choose 3. I would have liked to write in 3 rather than choose from the list available.
- The trash and homeless encampments along the Interstate and along Bear Creek need to be addressed on a regular basis. When people are driving through our town and this is what they see it doesn't make people want to stop and see our beautiful town. I know this is an ongoing problem with trash and transients and drug users.
- Please don't build more parks. The city is having issues maintaining the current parks. The police have been wonderful but obviously overworked. Property crime and homeless/transient encounters are out of control and really need to be addressed before businesses will move in and be successful downtown.
- Housing is limited and costs too much. Rent increases faster then my income so I can't ever seem to get ahead. Rental property companies aren't helping this situation, for profit businesses continually driving up the costs of housing artificially inflating costs and the economy can't keep up for most Americans. Something has to change.
- "There have been several accidents at the intersection of North Phoenix Road and Juanipero. There should be a left turn lane, for those turning from N Phoenix Rd onto Juanipero. People do not stop for people turning left, but instead pass on the right, which is a right turn lane onto the east side of Juanipero. Maybe this will get changed with the planned N Phoenix Rd/Foothill improvements, but it is currently a problem that needs to be addressed now.

- Help those who didn't make bad life choices who can't find affordable housing. 3 times the rental amount requirement isn't feasible any more. It makes us have a hard time living in nicer communities
- The rent here is skyrocketing horribly,It seems people have to band together just to survive...I pay almost 1500 rent for a 3 bedroom APPARTMENT with no washer/dryer hookups with an on site laundry facility that I have to PAY TO USE....My rent was raised by 130 dollars this year and if CPM continues this tradition I may end up with no home for me, my daughter, and my mother...I get that it's a buyer's market with housing but the greed grabs are insane... I honestly dont see how the people that operate big rental agencies like CPM sleep well at night and I cannot fathom that they need that much money to operate and make a decent profit...If you ever despair at the increase in homelessness you can probably thank these agencies for doing their part....
- Thank you for taking the time to gather information from the citizens.
- If I were to combat one issue within our community, it would be the problem with teenagers transitioning into a dangerous, violent, drug associated lifestyle due to the high abundance of drug users and violence in the city of Medford as well as surrounding cities.
- Rent is just too high. I don't make enough to go out to eat often so I got good at cooking at least.
- This town needs a facelift. More street improvements. Encourage business growth and expansion.
- I work 2 jobs and my husband works 1, we still can't find affordable housing.
- Please stop adding more costs/fees to property taxes and utility bills. All residents should share in paying for services, not just property owners. Hate to use the "T" word, but how about a sales/motel/meals/sin tax?
- In some cases, it was very difficult to select the top three priorities. A process that would include residents in describing a vision for the future of Medford would be very welcome. I think we can do better than try to be more like Bend.
- I think we have plenty of housing and low income housing in the area. Every little piece of open land does not need to be dug up into apartment complexes or more food places. We have plenty of stuff that we need here in the valley. We have many places for people to go for assistance for food, housing, etc. many just don't want to work for it. People need to get off welfare, get a job even a small one and learn money management skills.
- Affordable housing is rampant across our country. Wouldn't it be amazing if Medford could be one of those cities that not only has affordable housing, but takes care of it's homeless population, low income families, etc., in a dignified manner?
- Downtown has become very attractive and vibrant, a source of pride for all of Medford.

- Bear Creek and environs are abused and misused. This should be a showplace not a dangerous and trash-strewn corridore. I appreciate the work that has been done near Bear Creek Park and hope that this can extend on into the downtown area."
- What can be done to remove homeowners who are trafficking drugs out of their home, yelling, running a chainsaw daily in East Medford. Police are at the house frequently along with Child Services.
- We need to think outside the box to creating affordable housing options. Remember the boarding house style of living? Have your own room and share bathrooms and kitchen. There also needs to be more public/private partnerships to create affordable housing.
- great questions
- We need an event center for the population growing in the Medford and other local cities in our area.
- Please, please, please increase our police force so that they can have the needed resources to manage Medford's vagrancy issues that we have created for ourselves. The tolerance for livability violations has got to stop or our city is doomed. Continue the work on the greenway to eradicate the horrific violence, pollution and crime issues there. Increase the staffing and stations for the fire department to allow their personnel and infrastructure to catch up to our population explosion.
- I am very concerned about the cost of PERS and would like the city to implement a plan for privatizing much of the city's current services.
- Of course, there are some departments for which this makes no sense (emergency services, etc.), but there are a few that would likely work just as well as our libraries do...when done by private companies on our behalf."
- The rent options are abysmal; it's either too expensive or don't allow pets. I am renting a room with my boyfriend because of the lack of options for affordable housing.
- We need less poverty discriminating practices. More socialised programs. And to decriminalize drugs.
- As someone who has experienced homelessness/motel hopping first hand, I am happy to speak up about the problems in Southern Oregon. Thank you for allowing me to do this survey.
- The new housing is so dense there is no place for children to play. Many try setting up basketball hoops next to the street, but that isn't safe or much fun. There are also very few safe bike routes that anyone can use.
- Another problem with the housing being so close is that one property owner can make life miserable for everyone else. We constantly have an issue with a neighbor who parks his RV on the street and the code enforcement is slow to react."
- Please help those of us that have to pay 50% of our income JUST for rent!! And yes I'm on 15 waiting lists!

- Owen St east of Springbrook needs to be open for traffic as well as Springbrook north of Owen. I would like to see pickleball courts at Kennedy Park.
- Please address the homeless issue. It is destroying Medford.
- I am of the opinion that any thought of a publicly owned aquatic center is a bad idea. An aquatic center should be in the private sector. If it is a profitable idea then let a private business person(s) build and operate it. Medford does not need to invest in a quagmire. I have never heard anyone say well lets go to, move to or hold a convention in (name a city) because they have an aquatic center. If it was a profitable idea, I am sure a smart business man would have already built it. Lets not spend money we don't have to make city government feel good about themselves and slap the citizens of Medford with the bill. Put it up for a public vote and I am sure it will fail.
- I am very concerned about the CPS siding on the side of abusers rather than keeping children safe, all for the $ in their coffers. I realized this is probably State business but thought I would mention this observation. It is a travesty and blight on our beautiful area.
- Any Housing First model must come with wrap around case management.
- I wasn't clear on the definition of Temporary Emergency Shelter and Permanent Emergency Shelter. In my mind a Temporary E-Shelter fills an immediate and temporary need for the short term, such as weather or incident related.
- Permanent Emergency Shelter sounds like a year round shelter that is always available when needed and I feel this one should also include case management by a team that may be represented as needed by Community Health Workers, Peer Support Specialists, Addiction Recovery Coaches, or Wellness Coaches to help provide solutions for next steps. The goal would be to encourage even the smallest behavior change, eventually stringing together enough to encourage the participant to success no matter how small. There are many homeless folks who are highly intelligent who have been knocked down enough times that they eventually settle into a mindset of ""this is as good as it's going to get and I don't see a way out anymore so I'll just make the best of it where I am today"". When your whole life begins to revolve around daily survival and self preservation, it becomes very difficult to imagine a better tomorrow, in fact, eventually those kind of thoughts never enter their mind any more. It takes a long time most of the time but once mini-successes start to accumulate, that begins to form a foundation to help them move from despair and hopelessness to realizing life can be different from just survival. "
- The greatest need in our city and the rest of the nation, affordable rental housing. Housing built by the state and owned ran by non-profits, skilled in working with the homeless and young people seeking to improve the quality of their lives. Case in point, I worked with an individual who had an HUD-Voucher for 838.00 and could not find an apartment, no rentals of 1bedrooms in that price range. Just think, people on fixed income, less say 731.00 where can they find a safe and decent place to live.
- It is really great that the City of Medford is getting information to find out how best to proceed with making it an even greater city to live in.

- Provide general fund assistance to proven effective social programs operating within the confines of the city, but do so without extensive application and reporting requirements.
- Housing and supportive services for our residents who are experiencing homelessness is a huge need in this area. We also are in desperate need of services for people experiencing mental health issues.
- This city applies fees which are taxes and should be applied as taxes. It is unfair to call them fees for parks, street maintenance, public safety, storm drain, street and sewage treatment. Sewage should be with water consumption and the fee based on that.
- I have major concerns about traffic violators. I am doing 20 MPH in school zone. A school bus pulls up and flashes their Red Lights. I stop and a car passes me and the school bus doing approximately 60 MPH. This is illegal, but how can we stop this kind of behavior? I know you can not a officer on every corner.
- Senior citizens are the most overlooked and under supported group in Medford and Jackson County. They were largely ignored in the CHA and the CHIP. The "token" senior center that the city pretends to support is simply not enough. Fighting social isolation and depression amongst this population needs to become a priority along with removing transportation barriers. Yes, homelessness is a huge issue but many seniors are on the brink of homelessness with no supports in Medford. When they do fall victim to homelessness they do not survive on the streets or in the shelters, so only supporting those public services is simply not enough. Intergenerational opportunities should be strongly considered a priority.
- We are so far down the hole, we need both quick fixes and long term fixes. Mental health and drug use is a HUGE barrier in our community and handing out resources expecting people to figure it out on their own isn't enough. We need real support opportunities for those with barrier AND those with out to actually be able to get into affordable housing. And I am not just talking about HUD or low income. AFFORDABLE living based on REALISTIC income rates of our residents. Restrict renters from jacking up prices, discriminating and just kicking people out for any little thing.
- Affordable rent and housing can help alleviate with the issue with homeless in the valley.
- I believe, at some time in the future, you are going to have to consider some form of rent control. It will become a necessary leg of the stool to combat the homeless problem in the area.
- Promote and or appoint more City Council members to represent the landscape of the local community and residents of the City of Medford.
- There are needed more trash cans in order to facilitate keeping the trash in the trash can in public places AND keeping current cans/bins available.
- This survey should not be taken as absolute determinism of priorities. It is clear the creator had an agenda and did not include more crucial matters.

- The small business I work for has been struggling to deal with the homeless. Our business is down (nobody wants to leave cars for repairs), customers remark daily on the trash and homeless, and there seems to be little recourse. Picking up human feces, piles of trash, and constantly power washing urine off our building is just part of what we have to deal with daily. Then there is the fighting, drinking, drugs, and the list goes on
- I have found trying to navigate local resources rather difficult. In my attempts to assist an elderly gentleman, very vulnerable, living in his car (thats falling apart), and freezing as temps dropped to around 30¬∞... I found it impossible. Either no answers to phone calls or response to multiple messages, no return emails, and the 1 response via email, was completely unprofessional, unhelpful, and completely lacked any compassion. The mission was at max capacity. All I could do is give him a thermal blanket, wool socks, thermal long underwear, and tons of handwarmers. Horrid helpless feeling having a 70+ yr old man crying for fear of dying in his sleep from freezing , and not being able to access any help for him.
- Chickens in backyards are a problem! Stench in summer with close lots, attract rats so neighbors living on adjoining properties have to pay for exterminators to avoid becoming infested! Shed filled with chickens on lot line butting up to fence, dogs bark at chicks, chicks cluck all day!!! This is disgusting!!
- Trees need to be taken on by the city to be maintained. It's a huge safety issue and home owners cant always afford to foot the bill.
- I would sure like to see the Holly Theater restoration finished. The community would benefit by improving a blighted neighborhood, create jobs and make for a more vibrant downtown through expanded arts and cultural programs. Wouldn‚Äôt MURA be able to help get it finished?
- I avoid going downtown do to the lack of free parking! I think it is ridiculous to charge for parking!
- The trader Joe's parking lot is a disaster. The planters are to large and dont allow enough room for cars to turn. Having one entrance/exit to the lot is stupid. "
- I am concerned about Medford PD code enforcement Officers effectiveness. They are slow to respond and do not know city codes which makes them ineffective. They have no police power and are often bullied in the community because of insufficient training and lack of police experience. Would also like to see Medford PD more responsive and proactive to driving infractions, especially of ORS 815.232 and texting while driving.
- The catering to homeless downtown is disgusting. They are camped everywhere and make downtown unappealing. The one hour parking downtown is not conducive to people wanting to spend time shopping or eating downtown. Major changes need to be made if the city manager wants to make Medford the next Bend.
- I work full time but my husband is not employed at 62 years old and has been self employed most of his life. medical issues

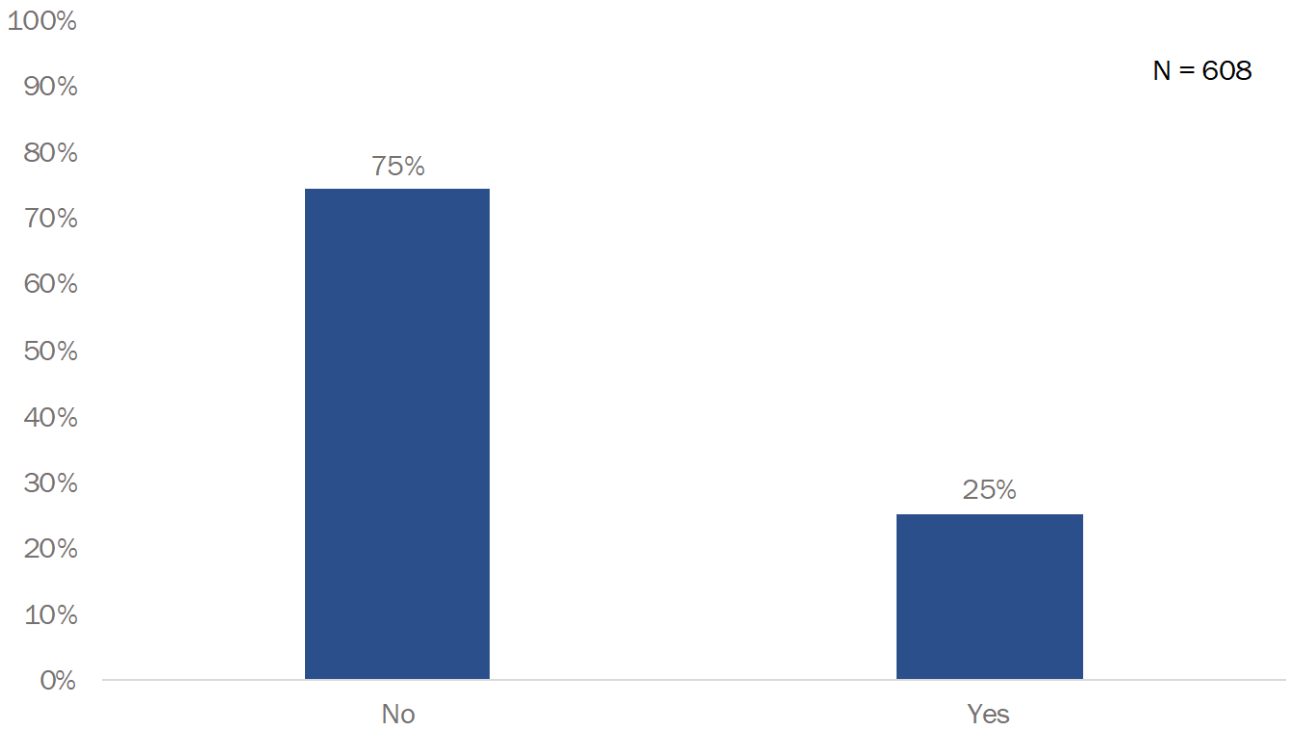
- In the next 3 years I will move out of this community if I cannot purchase an affordable home in a good neighborhood. I grew up here (only accessed education and employment here) and feel that outsiders are given preference for high paying employment and are driving up housing prices based on their perspective of where they are relocating from. It is a shame that this community cares more for relocated wealthy than its own home-grown citizens. I wish there were programs to protect 300k and less homes for Rogue Valley natives. My story is every single 30-somethings story in Jackson county!
- We are being taxed right out of our homes! No more taxes!
- Please address the crime and addiction issues before the quality of life is irreparable.
- Stop treating the homeless like they don't matter Stop stealing their property Most were born and raised here Instead of wasting tax money trying to force them out give them a real legitimate opportunity to better their situation Work with the real non profits that are currently Helping the homeless and have built relationships and trust with them
- There is a desperate need in our community to encourage kids to be active and engaged. Examples would be the incredible lack of gyms for extra curricular activities for kids, more parks and rec activities, etc.
- Street improvements and alternative main thoroughfares i.e Poplar Dr, Hillcrest to Jackson. Make 4 lanes to I 5 through Medford. Crowding everywhere. Hwy 62 from Pacific Hwy to Holly Lobby. Lots of places need better access. Thanks for asking.
- We NEED lower taxes and 'fees.'
- We DO NOT NEED an aquatic center.
- There is an extreme lack of affordable housing in the valley. It's a shame we have no rent cap. Some of these properties going for $1,300 aren't worth more than $900 a month.
- I am looking for more services for first time home buyers.
- Please we need more sidewalks! Spring Street and Stevens near Wabash Ave really need sidewalks!
- Thank you!
- There was a question which did not have the option I wanted to choose, and forced me to give an answer. Unfortunately, I can't remember the question and I can't review answers back that far to look the question up.
- This city desperately NEEDS a massive cut in crime rates, free mental health care, affordable housing, and support centers for LGBTQ+ youth/young adults.
- Getting g sick and tired of not being able to take my kids to enjoy the parks without coming upon drug needles, homeless […] and shooting up wherever they want. Your policing efforts have become a joke. I'm still shocked that this many people can fill this small area it's only going to get worse.

- I am all for green spaces and parks but only if they are patrolled and made safe/usable for all people. I used to walk downtown every single evening. I no longer do so due to the parks being overrun by vagrants.
- We are in dire need of a higher rental vacancy rate and availability. Affordable rentals aren't that affordable and we need apartment complexes fast tracked to open more availability to bring down existing rental prices.
- Also, I believe some sort of tax-credit program for landlords would be beneficial. Something where city and county taxes are waived on rental properties, but 85% of the benefit goes to the renter as a deduction on their monthly rent, 10% to the landlord, and 5% to an administrative service to oversee the program."
- Household question is confusing. My income is $50K and I am only providing for myself but I have two roommates with comparable income. Seems weird is all.
- Clean up the greenway and ban all homeless camping!
- Great survey. Thank you!

Three quarters of the total respondents were interested in receiving future information about new programs, projects, and updates on accomplishments (Exhibit 103).

Exhibit 103. Would you like to provide your email address to receive funding notices, information on new programs and projects, and updates on accomplishments?

Source: Source: Medford Community Needs Assessment Survey (2020), question 27. N = 608



APPENDIX C. CONSOLIDATED PLAN COMMUNITY LISTENING SESSION SUMMARY

MEMORANDUM

To: Mayor and City Council

From: Angela Durant, Principal Planner

Date: February 28, 2020

Subject: **2020-2024 Consolidated Plan Community Listening Session**

Introduction

The Medford Community Development Grants Commission (CDGC), advisory body to City Council on matters related to the City's Community Development Block Grant (CDBG) program, hosted a community listening session to collect feedback on driving characteristics, critical needs and potential strategies to assist Medford's low- to moderate-income and special needs residents. This memorandum summarizes feedback that contributed to the completion of the 2020-2024 Consolidated Plan, which will drive funding decisions made by City Council for the next five years.

Community Listening Session

The community listening session was held on February 26, 2020 from 6-8 PM at Rogue Community College/Southern Oregon University Higher Education Center. Representatives from the following 23 organizations, commissions and departments participated:

- Community Alliance of Tenants
- Community Volunteer Network
- DHS Child Welfare & Self Sufficiency
- Habitat for Humanity
- Hayden Homes
- Housing Authority of Jackson County
- Jackson County Continuum of Care
- Jackson County Library Services
- Medford Gospel Mission
- Medford Community Development Grants Commission

- Medford Housing Advisory Commission
- Medford School District
- Medford Senior Center
- Medford Planning
- Medford Parks and Recreation
- Medford Police
- NeighborWorks Umpqua
- Rebuilding Together Rogue Valley
- Rogue Action Center
- Rogue Retreat
- Signature Realty
- SOU/Medford Arts Commission
- Youth 71Five Ministries

The Chair of the CDGC and City staff gave a brief presentation and then broke out into three smaller working groups to explore four questions regarding: 1) characteristics of residents at risk of becoming homeless; 2) weaknesses or gaps in resources and assets available to serve vulnerable populations, and how the City can help strengthen these areas; 3) specific annual goals versus five-year general priorities; and 4) suggestions on how the community of Medford can collectively and creatively build local capacity.

Highlights from Small Group Listening Sessions

Question 1: Describe the characteristics and needs of low-income individuals and families with children (especially extremely low income) who are currently housed but are at imminent risk of residing in shelters or becoming unsheltered?

- Highly anxious, vulnerable, and history of trauma
- Hopeless and lack of trust
- Disconnected and isolated
- Can be threatening and feared by the community (mental illness issues)
- Two-thirds of homeless in valley report disabling condition
- Homeless population is aging
- Lack jobs and/or jobs that pay a living wage
- High occurrence of mental health issues, substance use disorders and lack of basic life skills
- Experience difficulty engaging with landlords to address eviction-type issues and budgeting
- Lack access to legal services and tenant education
- High rates of people experiencing Domestic Violence
- Lack of skills to figure out how to get out of bad situations
- Language barriers – emergency situations cannot be solved in a day
- Experience long wait times (2-3 years) for emergency housing

- Lack of access to education, information, and online applications
- Lack "all-inclusive" solutions including housing with wrap-around services
- Residents of manufactured homes lack the resources to keep up their homes that may be in extreme disrepair
- Safety hazards are notable - lack safe entrance/exit into homes, fall risk in bathrooms with no grab bars, etc.
- Older residents are one accident, medical issue or rent increase to ending up on the street.
- Lack healthy food options
- Experience isolation
- Lack transportation to doctor appointments
- Experience abuse from others in positions of power including family members, friends, landlords, etc.
- Seniors (particularly single females) are having to relocate out of the areas to live with family due to the high cost of living
- Experiencing overcrowding due to a lack of affordable housing
- Many youth do not have the familial relationships needed for success in life and must figure out life on their
- Those whose income is slightly above the poverty guidelines face severe lack of resources
- One paycheck or medical issue away from homelessness

Question 2: What are the largest weaknesses/gaps in community resources and assets available to serve our community's most vulnerable populations, and how can the City of Medford strengthen them?

- Sharing information such as this meeting and programs
- Lots of acronyms and other language that is very intimidating
- Negative perceptions of the City as the big mean guy trying to steal all the money and keep builders from building
- Funding to rehabilitate mobile/manufactured homes
- Smaller housing options for seniors, veterans, single employees and disconnected youth and young adults
- Lack of ADA accessible housing
- Only 50% of HUD vouchers are successful because of lack of housing
- HUD voucher system can take 2-4 years
- Available land for shelters and affordable housing
- Representational mechanisms for low-income people
- Lack representative voices with lived experiences on commissions and committees
- Need a navigation center for homeless
- Lost professionals with expertise to update a home to "senior safe" after the housing crisis
- Lack of construction professionals in the area

- Medical respite beds through shelter system
- Lack publicity for skilled trades
- Lack of interpreters for foreclosure meetings and medical appointments
- Policies are not "person-centered"
- Lack of affordable housing
- Difficulty continually staffing highly-skilled labor (i.e., nurses) due to lack of overall housing availability/affordability
- Lack of jobs that pay a living wage
- Generational poverty
- Lack of resources for
  - Veterans
  - Caregivers (particularly healthcare)
  - The 'missing middle' – those whose income is above poverty and HUD income guidelines
- Inconsistency of funding for programs/projects for LMI individuals and vulnerable populations
- Challenges with funding requirements including eligibility and reporting

Question 3: Should the city target specific areas of community development during each year of the five-year consolidated plan period, as presented in TED Talk?

- Strongly oppose having set priorities per year – need flexibility and availability of options, as different projects may be proposed with time-sensitive requirements that would not work within set format of priorities per year
- No - housing is not separate from other social determinants of health- start with education
- No – it should be all at once and together
- No – we need new people coming in every year
- No – there is not one fact that leads to a family's crisis
- No – we will never get there one issue at a time
- No- need more funding with so many organizations competing for a small pot of money
- No – develop different groups with varying passions at the same time, helping them all work together, like with the Continuum of Care in the community that each have their passion

Recommended Priorities:

- Mental health
- More housing options
  - Affordable Housing
  - Transitional Housing
  - Shelters

- Employment services
- Youth/mentorship
- Senior services
- Improving quality of life through connection of resources (community centers, senior centers, daycare facilities with case management located within – no longer isolated)

Question 4: With available funding scare and competitive, what are some ideas of how our community can collectively and creatively build capacity to become more successful?

- Increase neighborhood involvement through such activities as national night out and block parties
- Increase engagement and outreach to renters, people of color, poor people, persons experiencing homelessness, etc.
- Be able to answer the question of "How is the City engaging with" the subpopulations referenced above
- Implement more neighborhood associations
- Implement programs to protect renters that are being treated unfairly
- Find the political will to make the funding less scarce
    - Property tax abatement/property tax assessment
    - Create funding opportunities and partnerships
- Streamline development process
    - Increase supply, decrease demand and overall cost
- Find ways to incentivize creation of 'missing middle' housing (reduce challenges of funding restricted to under 80% AMI).
- Consult with contractors to help brainstorm ideas to decrease barriers to development of housing
- Secure funding to provide nonprofits with dedicated grant writers to help increase funding for local nonprofits in the community

Suggested Actions/Strategies:

- Narrow down key features of ADA Code Requirements to reduce builder cost-burdensome
- City-administered housing voucher system (look at Portland pilot project)
- Landlord education and incentive program
- Partner with the Jackson County Library to provide financial literacy skills (they have a services coordinator)
- Promote more transitional programs that allow people to develop long-term solutions before securing permanent housing
- Prioritize senior programs
- Promote "senior safe" housing rehabilitation programs

- Implement a rehabilitation program targeting manufactured homes
- Support and enhance programs that offer skilled trade programs
- Support of fund a navigation center for homeless individuals “one-stop shop” including emergency shelter beds, essential items, hub for intakes, assessments and next step housing placements
- Identity and pass-through City-owned land, like Bend does
- Implement System Development Charges (SDCs) reduction/waiver program for affordable housing
- Implement an Accessory Dwelling Unit (ADU) Development program, including a creative pilot program that can connect single homeowners (potentially seniors) with those in need of housing
- Loosen zoning restrictions/regulations to allow for more aggressive development such as increasing height, density, and shipping container development
- Increase resources for seniors
- Support programs that provide interpreters for jails and hospitals
- Offer Spanish and paper versions of targeted outreach
- Be innovative with programs and outreach to create a stronger culture of inclusion
- Fund programs that help those slightly above poverty line as a ‘stair-step’ program to transition out of resources that these individuals were once eligible for through agencies such DHS

APPENDIX D. JACKSON COUNTY CONTINUUM OF CARE COORDINATING AGENCIES

The following list presents the organizations (including their organization type) for the agencies that collaborate with the Jackson County Continuum of Care.

- 211 info, Non-profit
- ACCESS, Non-profit
- Addictions Recovery Center, Health
- AllCare, Health
- Angel House Project, Non-profit
- Asante, Health
- Ashland One Site, Non-profit
- Britt Music and Arts, For-profit
- Capitol Dental Care, Health
- Care Oregon, Health
- Center for Non-profit Legal Services, Non-profit
- Center for Social Ecology and Public Policy, Non-profit
- Central Point Assembly of God, Faith-Based
- Central Point Police Department, Local Government
- City of Ashland, Local Government
- City of Central Point, Local Government
- City of Medford, Local Government
- City of Phoenix, Local Government
- City of Talent, Local Government
- Clean Sweep, Employment
- ColumbiaCare, Health
- Community Alliance of Tenants, Non-Profit
- Community Justice Resource Center, Consortium
- Community Works, Non-profit
- Compass House, Non-profit
- Compassion Highway, Non-profit
- CPM Property Management, For-profit
- Dept. of Justice/ Child Support, State Government
- DHS, Oregon, State Government
- DMV, State Government
- DUDE, Non-profit
- Easter Seals, Employment
- Fair Housing Council of Oregon, Non-profit
- Faith Christian Center, Faith-Based
- Family Nurturing Center, Non-profit
- First Presbyterian - Medford, Faith-Based

- First United Methodist - Ashland, Faith-Based
- First United Methodist – Medford, Faith-Based
- Foundation for Recovery, Non-profit
- Friends Helping Friends, Non-profit
- Goodwill, Employment
- Harcourts Oregon Opportunities, For-profit
- Hearts with a Mission, Non-profit
- Help Now Advocacy Center, Non-profit
- HIV Alliance, Non-profit
- Home at Last, Non-profit
- Homeless OR Pet Project, Non-profit
- Homeless Campground Tent City Group, Non-profit
- Housing Authority of Jackson County, Non-profit
- HUD, Federal Government
- Human Rights OR, Non-profit
- Jackson Care Connect, Health
- Jackson County, Local Government
- Jackson County Community Justice, Local Government
- Jackson County Community Services Consortium, Consortium
- Jackson County Early Intervention, School Related (Pre-K through 12)
- Jackson County Library District, Local Government
- Jackson County Mental Health, Health
- Jackson County Parks, Local Government
- Jackson County Public Health, Health
- Jackson County Sheriff's Office, Local Government
- KOBI-TV, For-profit
- La Clinica, Health
- Lions, Non-profit
- Maslow Project, Non-profit
- Medford Fire and Rescue, Local Government
- Medford Gospel Mission (participate in HTF), Non-profit
- Medford Police Department, Local Government
- Mercy Flights (HTF), Non-profit
- Mid Rogue Health Plan, Health
- OHOP, State of Oregon, State Government
- OHSU, Health
- On Track Rogue Valley, Non-profit
- Options - Southern Oregon, Health
- Options for Helping Residents of Ashland, Non-profit
- OR-502 CoC, Non-profit
- Oregon Child Development Coalition, School Related (Pre-K through 12)
- Oregon Dept. of Land Conservation and Development, State Government
- Oregon Dept. of Veteran Affairs, State Government

- Oregon Housing and Community Services, State Government
- Oregon State Legislature, State Government
- Parker House/Angel House Project, Non-profit
- Phoenix Counseling, Health
- Providence Doctor's Clinic, Health
- Providence Medford Medical Center, Health
- Rogue Action Center, Non-profit
- Rogue Climate, Non-profit
- Rogue Community Health, Health
- Rogue Retreat, Non-profit
- Rogue River Keepers, Non-profit
- Rogue Valley Council of Governments, Local Government
- Rogue Valley Habitat for Humanity, Non-profit
- Rogue Valley Unitarian Fellowship, Non-profit
- Rogue Valley YMCA, Health
- Rogue Valley Youth for Christ, Faith-Based
- RVTD, Local Government
- RVVCO, Non-profit
- Safe Families, Non-profit
- Salvation Army, Non-profit
- Senior & Disability Services, Non-profit
- Set Free, Faith-Based
- Seth Kaplan Consultants, For-profit
- Siskiyou Community Health Center, Health
- SOCFC Head Start, School Related (Pre-K through 12)
- Social Justice Interfaith Coalition, Non-profit
- Southern Oregon ESD, School Related (Pre-K through 12)
- Southern Oregon Housing, Non-profit
- Southern Oregon Success, School Related (Pre-K through 12)
- Southern Oregon University, Post-Secondary
- St. Mark's Episcopal, Faith-Based
- St. Vincent de Paul, Faith-Based
- St. Vincent de Paul – Ashland, Faith-Based
- Street Dogs Project, Health
- Teresa McCormick Center, Non-profit
- The Landing, Butte Falls, School Related (Pre-K through 12)
- The Valley School, School Related (Pre-K through 12)
- Unete, Non-profit
- Unite Oregon (formerly OR Action), Non-profit
- United Way of Jackson County, Non-profit
- Upper Rogue Community Center, Non-profit
- VA – SORCC, Federal Government
- Willow Witt Ranch, For-profit

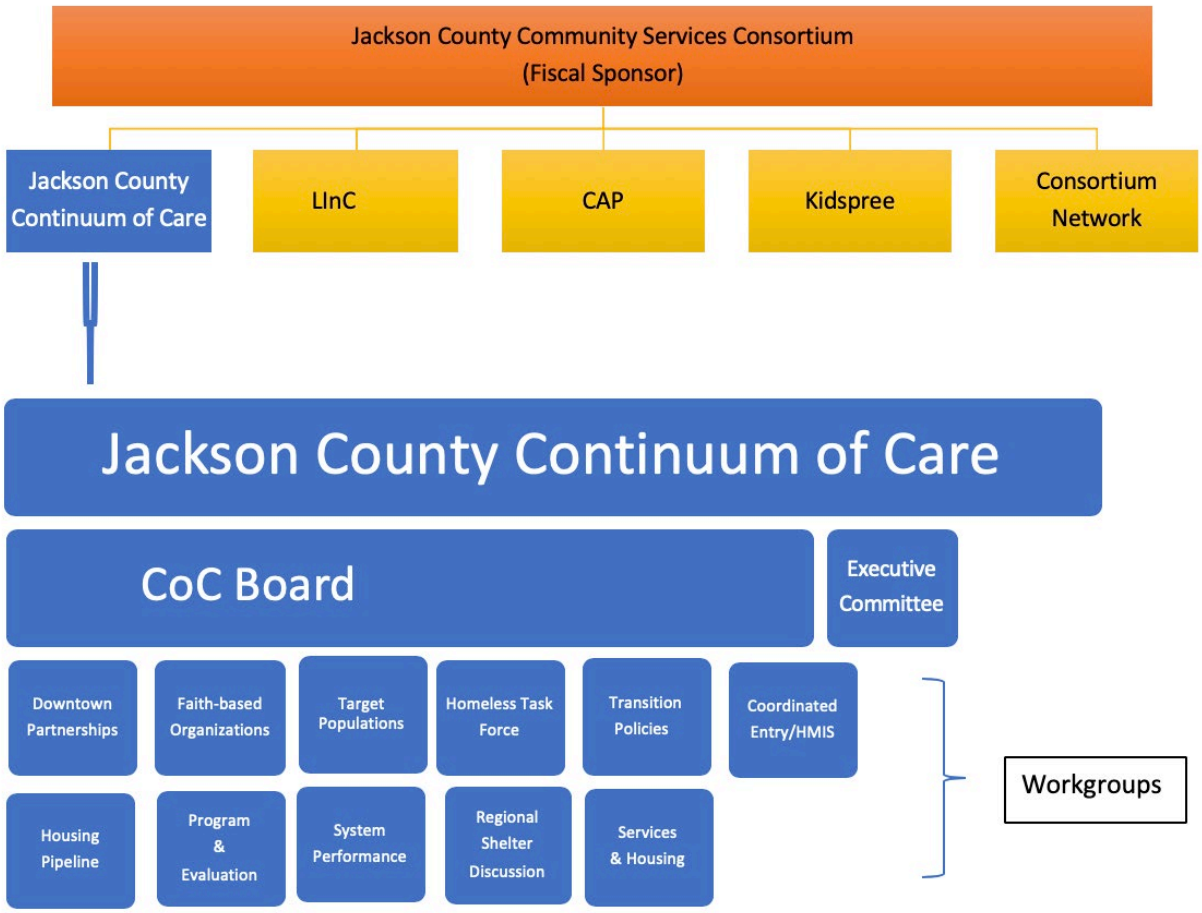
- Windermere VanVleet and Associates, For-profit
- Work Source Oregon, Employment
- Youth71Five Ministries, Non-profit
- Youth Move Medford Drop, Health

APPENDIX E. JACKSON COUNTY CONTINUUM OF CARE ORGANIZATIONAL STRUCTURE

Exhibit 104 presents the organizational chart for the Jackson County Continuum of Care (CoC). The 27-member Continuum of Care (CoC) Board is a source to identify and strengthen mainstream services such as health, mental health, shelter, transitional housing, permanent supportive housing, substance abuse treatment, legal services, job search and training, food and clothing, education, and childcare.

Exhibit 104. Jackson County continuum of Care, Organizational Chart, 2019

Source: City of Medford Homeless System Action Plan (April 2019, revised December 2019).



APPENDIX F. ANALYSIS OF IMPEDIMENTS FOR THE CITY OF MEDFORD

SUMMARY FINDINGS

Medford exhibits some concentrations of residents by race and ethnicity, particularly Hispanic residents in higher poverty neighborhoods. Hispanic households are more likely than other households to be low income and, as such, are more vulnerable to the negative consequences of housing challenges, including cost burden, living in homes in poor condition, and housing discrimination. This is also true of female head of households.

Although the City's zoning code does not appear to present direct barriers to housing choice, it could be improved to accommodate a broader range of housing types in zone districts with higher income households that likely offer the best access to economic opportunity.

The homeownership rate is the highest for White (53%), Asian (56%), and residents belonging to some other race (67%). It is significantly lower for Hispanic residents (37%), residents of two or more races (35%) and American Indian (24%) residents.

The residential lending market has improved since the last AI was conducted: Mortgage loan origination rates in 2018 were up, and denial rates were down, overall and across racial and ethnic, as well as income groups. However, loan denial rates continue to reveal inequity in access to lending opportunities among racial and ethnic minority residents in Medford—particularly for African Americans (high denial rates) and Hispanic residents (high subprime loan concentrations).

DEMOGRAPHIC AND HOUSING PROFILE

This section reviews demographic, income, employment, and housing data of Medford relevant to fair housing and disproportionate needs. The data were gathered from 2012 - 2018 American Community Survey (ACS) 5-Year estimates.

CONCENTRATIONS OF GROUPS BY RACE AND ETHNICITY

In 2018, the City of Medford comprised around one third of the population residing in Jackson County. Exhibit 105 shows the population distribution by race/ethnicity in Jackson County and Medford. As shown, Medford's population grew around 3 percent between 2015 and 2018. During this period, the Native American population more than doubled (although this group

represents a very small proportion of the population), the Hispanic population grew by 20 percent, and the Asian population grew by around 15 percent.[25]

The White population remains the largest group in Jackson County (91%) and Medford (89%). While the White population increased by 2.5 percent in Jackson County, it decreased by 4 percent in Medford. As is expected of urban areas, the City of Medford is more diverse relative to Jackson County, having a higher share of minority population for every racial/ethnic minority group than Jackson County.

Race/Hispanic or Latino	2015		2018		Percent Change
	#	%	#	%	
Jackson County	**208,363**	**100%**	**214,267**	**100%**	**3%**
White	191,003	92%	195,769	91%	2%
Black or African American	1,532	1%	1,324	1%	-14%
American Indian and Alaska Native	1,629	1%	2,338	1%	44%
Asian	2,164	1%	2,767	1%	28%
Native Hawaiian and Another Pacific Islander	638	0%	760	0%	19%
Some Other Race	3,097	1%	3,106	1%	0%
Two or More Races	8,300	4%	8,203	4%	-1%
Hispanic or Latino Ethnicity	24,496	12%	26,868	13%	10%
Medford	**77,579**	**100%**	**80,051**	**100%**	**3%**
White Alone	74,386	96%	71,336	89%	-4%
Black or African American Alone	669	1%	650	1%	-3%
American Indian and Alaska Native Alone	509	1%	1,202	2%	136%
Asian Alone	1,062	1%	1,216	2%	15%
Native Hawaiian and Another Pacific Islander Alone	442	1%	543	1%	23%
Some Other Race Alone	1,469	2%	1,372	2%	-7%
Two or More Races	3,193	4%	3,732	5%	17%

Exhibit 105. Total Population by Race/Ethnicity, Jackson County, Medford, 2015 and 2018

Source: 2015 and 2018 ACS 5-Year Estimates.

[25] Changes in other minority populations are harder to interpret given the large margins of errors for small populations.

Exhibit 106 shows Medford's distribution of households by race/ethnicity as of 2018.

Race or Ethnicity	Number of Households	Share of Households
All	31,655	100%
White	29,043	91.7%
Black or African American	120	0.4%
American Indian and Alaska Native	412	1.3%
Asian	382	1.2%
Native Hawaiian and Another Pacific Islander	218	0.7%
Some Other Race	315	1.0%
Two or More races	1,165	3.7%
Hispanic or Latino Origin (of all races)	3,811	12.0%

Exhibit 106. Households by Race/Ethnicity, Medford, 2018

Source: 2018 ACS 5-Year Estimates.

The Hispanic population has been significantly growing since 2000. In Medford, the Hispanic population almost doubled between 2000 and 2010, growing from around 5,800 residents to more than 10,000 residents. In 2018, the Hispanic population made up around 16 percent of the population in Medford, making it the largest minority group, followed by residents who are two or more races, who make up close to five percent of Medford's population.

The following map shows where concentrations of Hispanic residents are located within Medford. Areas around central Medford and the northern corner of the city have significant clusters of Hispanic residents. Census block groups in those areas have a concentration of Hispanic residents that is over 20 percentage points (over 36 percent) higher than the Hispanic share for the city. This is indicative of high levels of concentrations in the city.

Although African Americans represent a small share of Medford's population and have a very low ownership rate, they demonstrate the largest gap in mortgage loan denials; and historically in the U.S., have witnessed the most discrimination. The second map shows the spatial concentrations of African Americans throughout the city. The largest cluster is located in the south eastern part of the city; smaller clusters are relatively evenly distributed throughout the city.

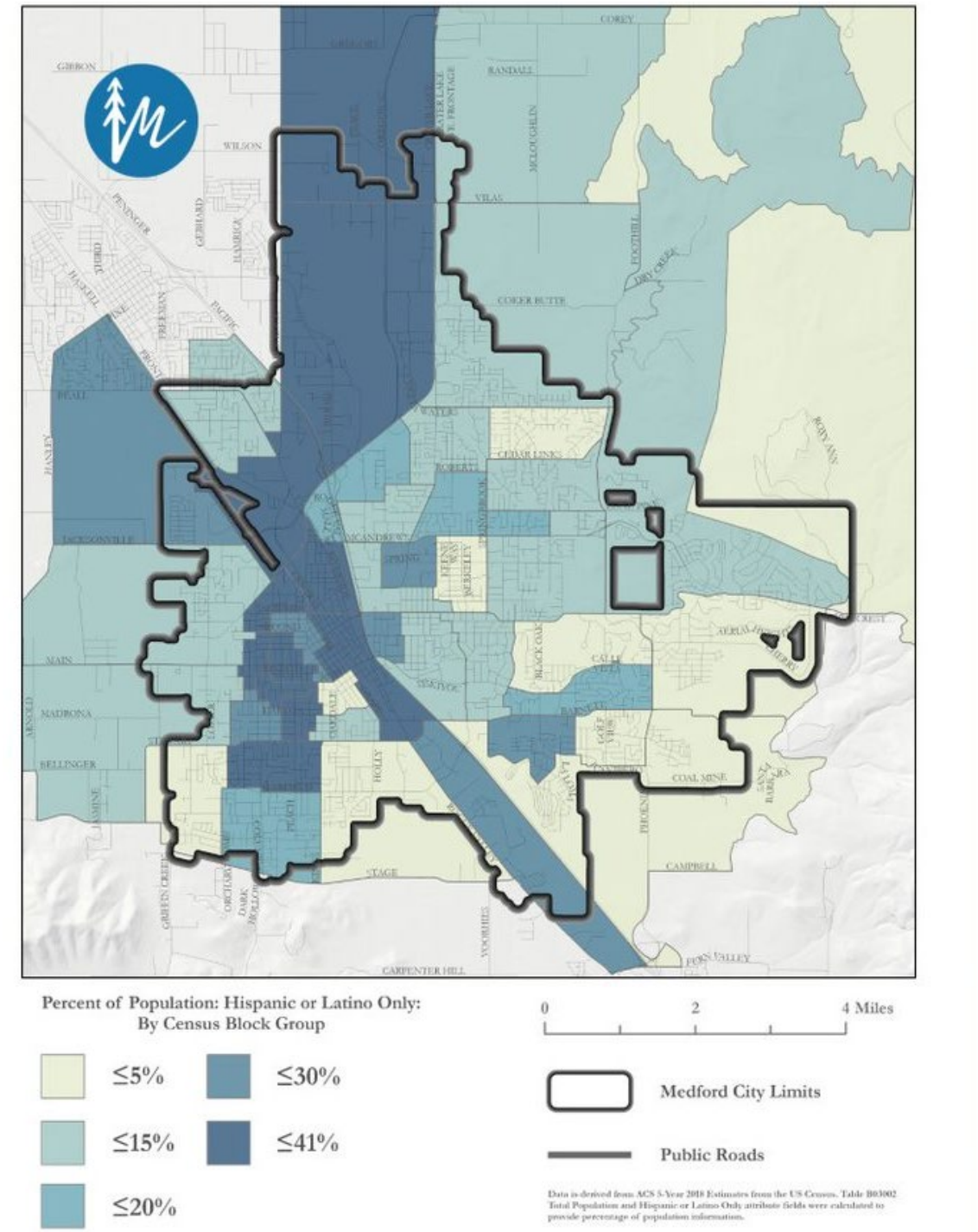


Exhibit 107. Percent of Population Hispanic, Medford, 2018

Source: ACS 2018 5-Year Estimates.

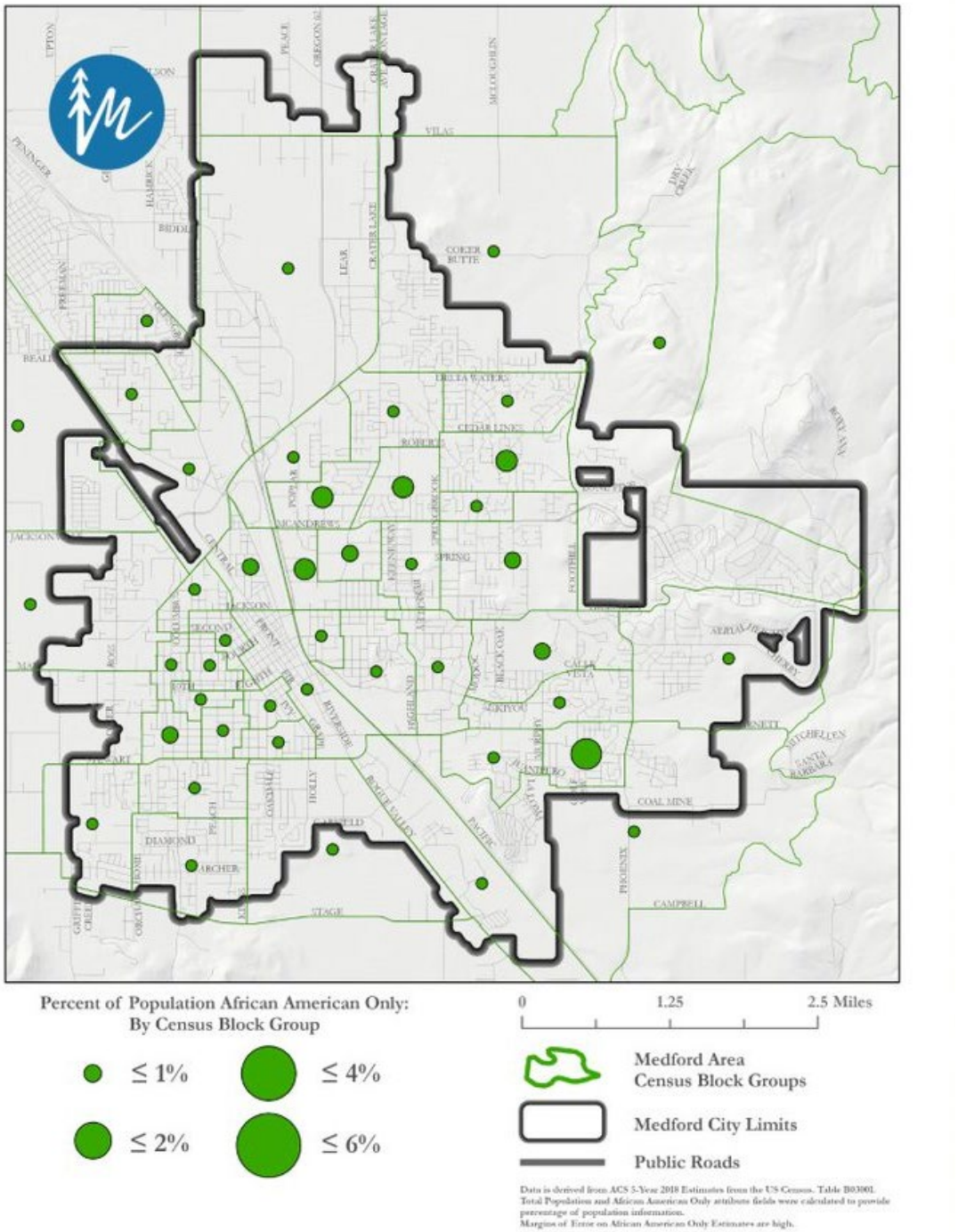


Exhibit 108. Percent African American, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Income and poverty. According to 2018 ACS 5-year estimates, the median household income in Medford was $47,567; this represents a 12 percent increase since 2012. Exhibit 109 shows the distribution of income by race and ethnicity. White households are concentrated in income brackets above $50,000 representing around 50 percent of White households. Hispanic households are concentrated on the other tail of the distribution, with around two thirds of households earning less than $40,000. Other minorities are concentrated at income levels below $10,000 (13%), between $20,000 to $25,000 (12%), and above $75,000 (24%).

	White		Hispanic		Other Minorities	
	#	%	#	%	#	%
Less than $10,000	2,081	7%	286	8%	347	13%
$10,000 to $14,999	1,657	6%	364	10%	139	5%
$15,000 to $19,999	1,809	6%	285	7%	94	4%
$20,000 to $24,999	1,500	5%	350	9%	313	12%
$25,000 to $29,999	1,807	6%	407	11%	126	5%
$30,000 to $34,999	1,405	5%	196	5%	82	3%
$35,000 to $39,999	1,738	6%	405	11%	101	4%
$40,000 to $44,999	1,614	6%	139	4%	219	8%
$45,000 to $49,999	1,509	5%	187	5%	68	3%
$50,000 to $59,999	2,661	9%	341	9%	240	9%
$60,000 to $74,999	2,775	10%	332	9%	255	10%
$75,000 to $99,999	3,285	11%	225	6%	290	11%
$100,000 +	5,202	18%	294	8%	338	13%
Total	29,043	100%	3,811	100%	2,612	100%

Exhibit 109. Income Distribution by Race/Ethnicity, Medford, 2018

Source: ACS 2018 5-Year Estimates.

The following tables show poverty status by age and poverty status by race/ethnicity. Poverty disproportionately impacts younger residents, and residents belonging to African American, Native American, Hispanic groups and members of two or more races.

Age	Total Estimate	Percent Below Poverty
Under 5 years	1,727	32%
5 to 17 years	3,001	23%
18 to 34 years	4,277	24%
35 to 64 years	4,849	17%
60 years and over	2,081	11%
65 years and over	1,232	9%

Exhibit 110. Poverty Status by Age, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Race/Ethnicity	Total Estimate	Percent Below Poverty
White alone	13,180	19%
Black or African American alone	266	44%
American Indian and Alaska Native alone	414	35%
Asian alone	95	8%
Native Hawaiian and Other Pacific Islander alone	41	8%
Some other race alone	229	17%
Two or more races	861	23%
Hispanic or Latino origin (of any race)	3,528	27%

Exhibit 111. Poverty Status by Race/Ethnicity, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Exhibit 112 shows the spatial distribution of income categories for Medford. The map shows strong patterns of residential segregation by income. Households with a median income below $30,000 are clustered in central Medford, these clusters overlap with block groups that have a high concentration of Hispanic residents. Households earning over $130,000 are heavily clustered on the eastern part of the city.

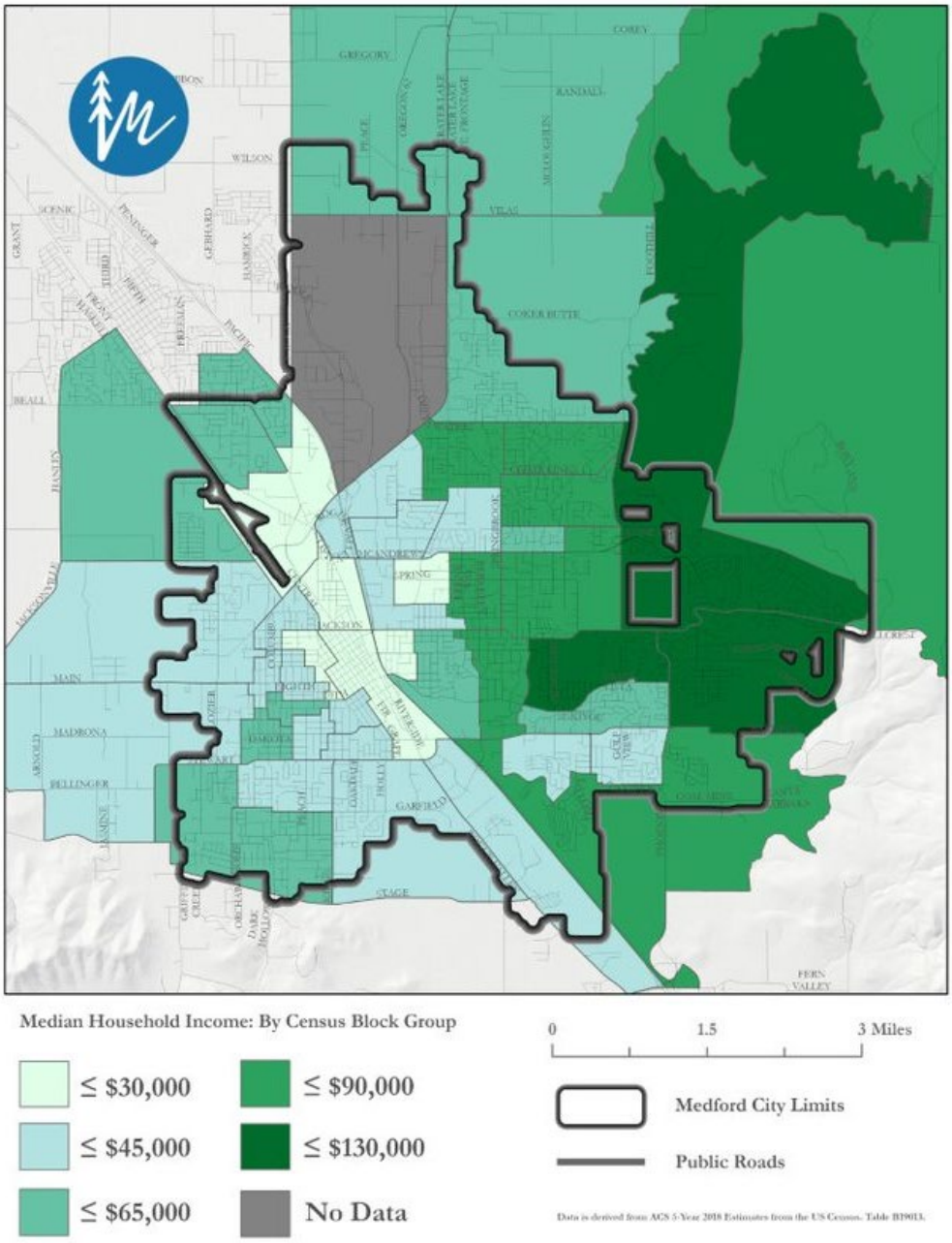


Exhibit 112. Median Household Income, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Exhibit 113 further confirms the residential segregation by income in Medford. Extremely high concentrations of poverty are clustered in the central part of the city, which overlaps with many Hispanic concentrations.

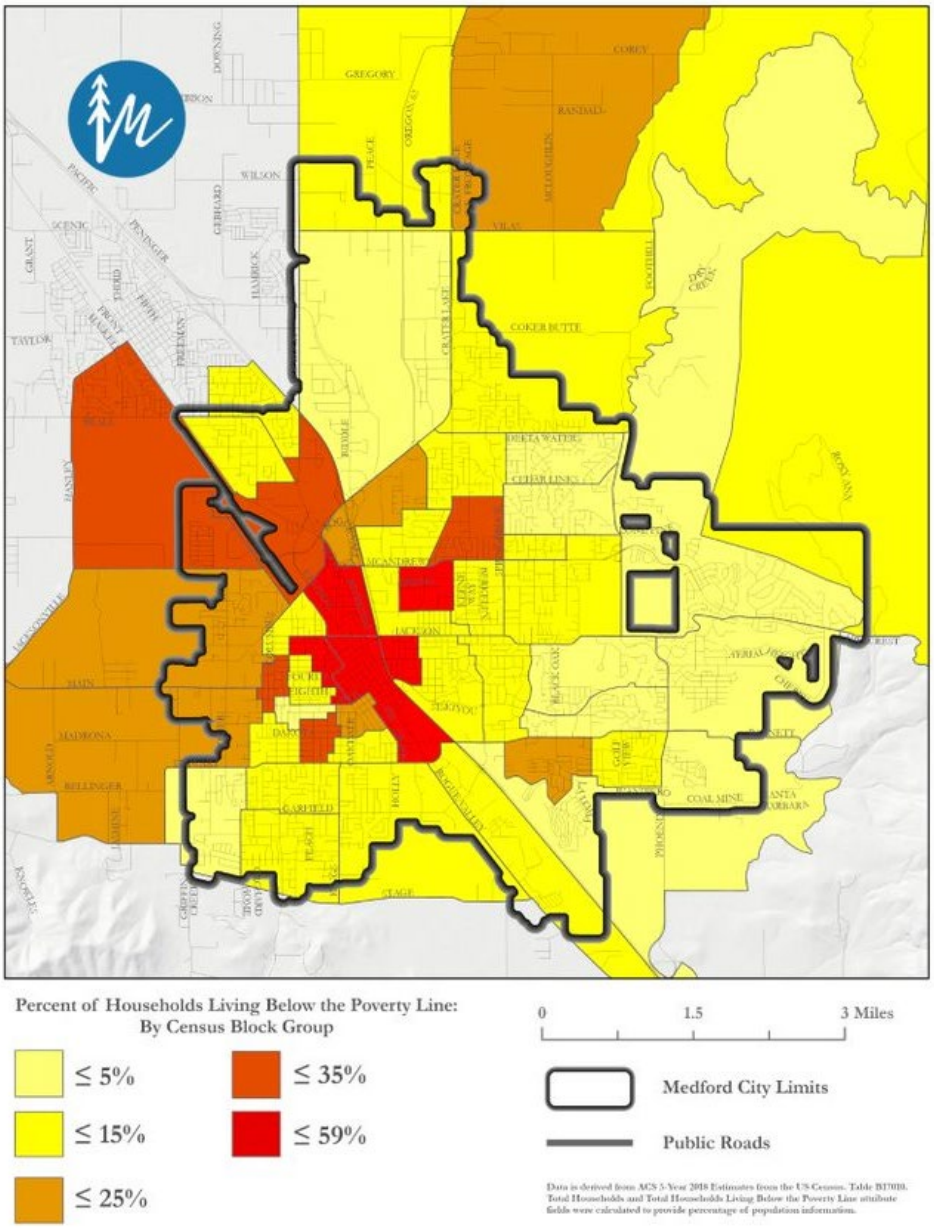


Exhibit 113. Poverty Rates, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Comparing the maps above and Exhibit 114 below shows that poverty concentrations also overlap with concentrations in female headed households. Census block groups that have share of female head of households higher than 25 percent have share of poverty higher than 35 percent.

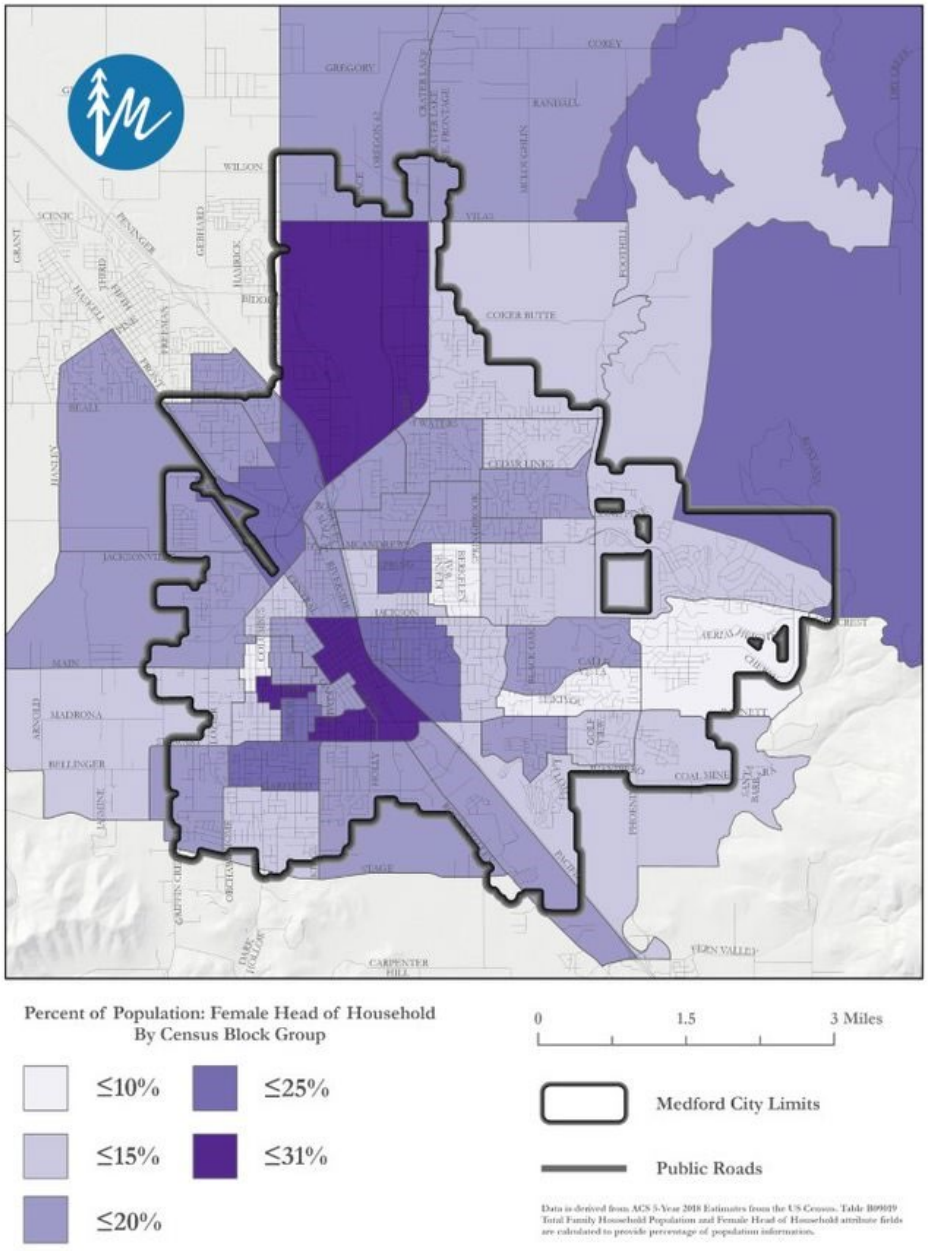


Exhibit 114. Female Head of Household, Medford, 2018

Source: ACS 2018 5-Year Estimates.

EMPLOYMENT AND EDUCATION

Employment opportunities in the area and educational levels of the employees make a significant impact on housing affordability and the location choice of residents. The biggest industries in Medford are educational services, health care and social assistance; retail trade; and arts, entertainment, recreation, accommodation, and food services. These three industries account for around half of jobs in the city. The industries with the biggest growth since 2015 are construction; transportation, warehousing, and utilities; and agriculture, forestry, fishing, and mining.

Industry	2015	2018	Percent Change
Agriculture, forestry, fishing and hunting, and mining	806	1,012	26%
Construction	1,719	2,350	37%
Manufacturing	2,750	2,798	2%
Wholesale trade	661	637	-4%
Retail trade	4,755	5,063	6%
Transportation and warehousing, and utilities	1,174	1,583	35%
Information	615	669	9%
Finance and insurance, and real estate and rental and leasing	1,584	1,832	16%
Professional, scientific, and management, and administrative and waste management services	2,723	2,846	5%
Educational services, and health care and social assistance	8,719	9,217	6%
Arts, entertainment, and recreation, and accommodation and food services	3,922	4,183	7%
Other services, except public administration	2,040	1,912	-6%
Public administration	1,704	1,826	7%

Exhibit 115. Occupation of Employed Persons, Medford, 2015 and 2018

Source: ACS 2018 and 2015 5-Year Estimates.

Exhibit 116 shows disparities by race/ethnicity in the labor market in Medford. While the unemployment rate for Medford was 6.9 percent, it was significantly higher for Hispanics (9.6%), African Americans (14.2%), and member of some other race (9.9%) and two of more races (14.9%).

Race/Ethnicity	Total Estimate	Labor Force Participation Rate	Employment to Population Ratio	Unemployment Rate
White alone	56,805	61.50%	57.30%	6.80%
Black or African American alone	350	48.30%	41.40%	14.20%
American Indian and Alaska Native alone	726	64.90%	64.90%	0.00%
Asian alone	1,129	63.10%	63.10%	0.00%
Native Hawaiian and Another Pacific Islander alone	410	71.20%	71.20%	0.00%
Some other race alone	996	75.80%	68.30%	9.90%
Two or more races	2,303	56.50%	48.10%	14.90%
Hispanic or Latino origin (of any race)	8,568	71.80%	64.90%	9.60%

Exhibit 116. Employment Status by Race/Ethnicity, Medford, 2018

Source: ACS 2018 and 2015 5-Year Estimates.

Exhibit 117 shows the spatial distribution of unemployment in Medford. Areas with unemployment rates higher than 8 percent are clustered in central Medford and overlap poverty concentrations, Hispanic concentrations, and female head of household concentrations.

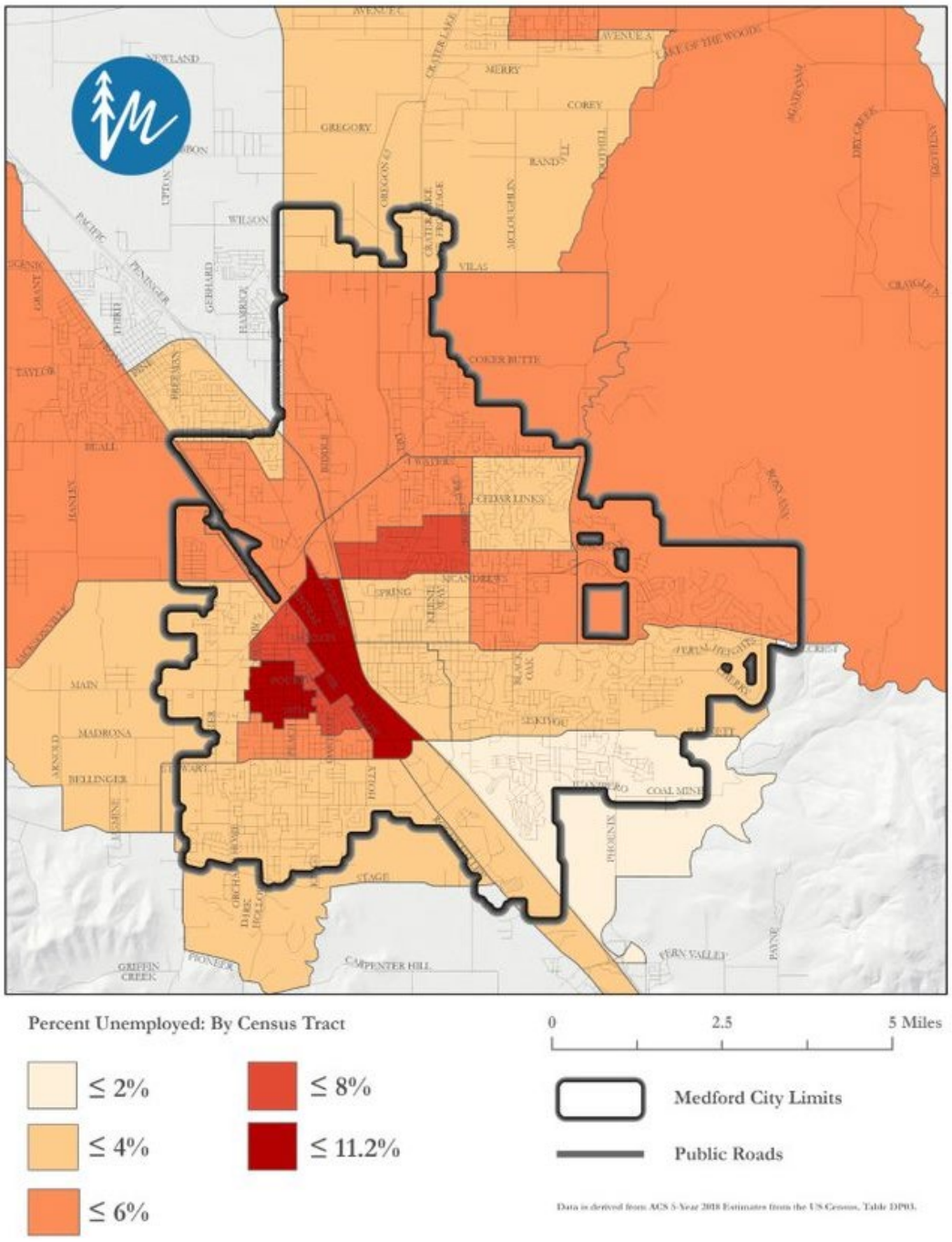


Exhibit 117. Unemployment Rate by Census Tract, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Exhibit 118 shows the concentration of adults with less than a high school degree.

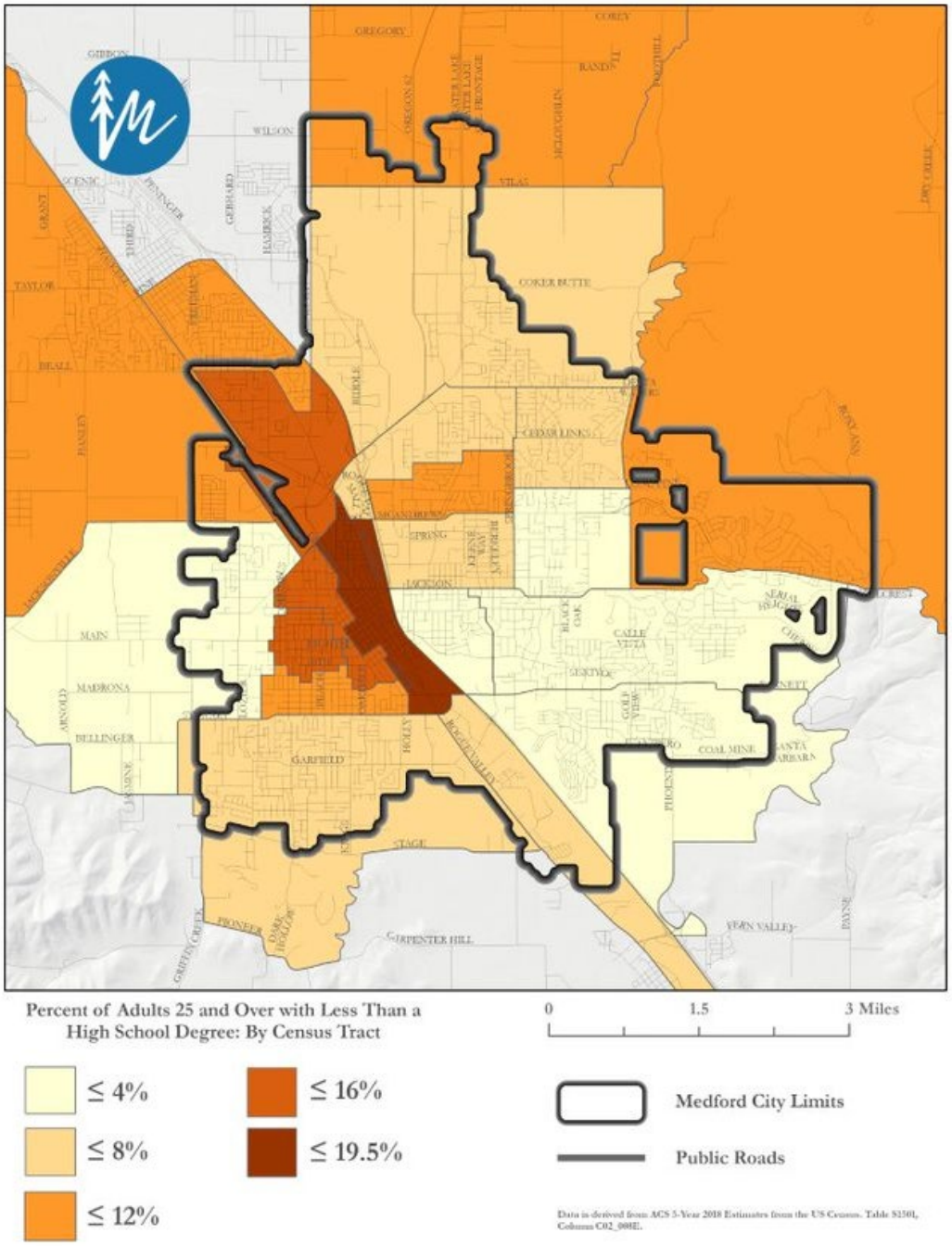


Exhibit 118. Adults 25 and Over with Less Than a High School Degree, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Exhibit 119 shows the distribution of the population with less than a high school degree for Medford. Overall, 12 percent of the city's population lacks a high school degree. Yet the share of the Hispanic population without a high school degree is around three and a half times higher, at close to 42 percent. This share is also significantly higher than for all minority groups, specifically for residents of some other race (45%).

Race/Ethnicity (Total Population of 25 years and older)	Total Estimate Population 25 years and over with no high school diploma	Total Percent Population 25 years and over, Less than 12th grade, no high school diploma	Total Percent within Racial/Ethnic Category
All (54,385)	6,479	11.9%	-
White Alone (49,609)	5488	10.1%	11%
Black Alone (328)	56	0.1%	17%
American Indian or Native Alaskan (647)	139	0.3%	21%
Asian Alone (1,044)	214	0.4%	21%
Native Hawaiian and Other Pacific Islander Alone (337)	0	0.0%	0%
Some Other Race (761)	344	0.6%	45%
Two or More Races (1,659)	238	0.4%	14%
Hispanic or Latino Origin (6,696)	2805	5.2%	42%

Exhibit 119. Less than High School Degree, Medford, 2018

Source: ACS 2018 5-Year Estimates.

PUBLIC TRANSPORTATION

Rogue Valley Transportation District (RVTD) has provided public transportation for Medford and surrounding areas of Jackson County since 1975. RVTD provides three primary types of service: Fixed Route Service, Valley Lift (paratransit system), and TransLink. The Fixed Route Service features seven routes providing service to East and West Medford, Jacksonville, Central Point, White City, Ashland, RVMC, and the airport. Most buses run from early morning weekdays to about 10:00 pm. Saturday service is more limited, and buses do not run on Sundays. Valley Lift is a shared ride, curb-to-curb, wheelchair accessible transportation service for people whose disabilities prevent them from using the Rogue Valley Transportation

District's (RVTD's) lift-equipped buses. Valley Lift drivers and dispatchers are currently provided by Paratransit Services, a regional, non-profit company. TransLink provides transportation services to eligible Oregon Health Plan and eligible Medicaid clients traveling to receive authorized medical services.

Exhibit 120 below shows RVTD routes. Comparing this to Exhibit 121, which shows the spatial distribution of workers who take public transportation, it appears that the RVTD system provides adequate coverage of the city and the surrounding county.

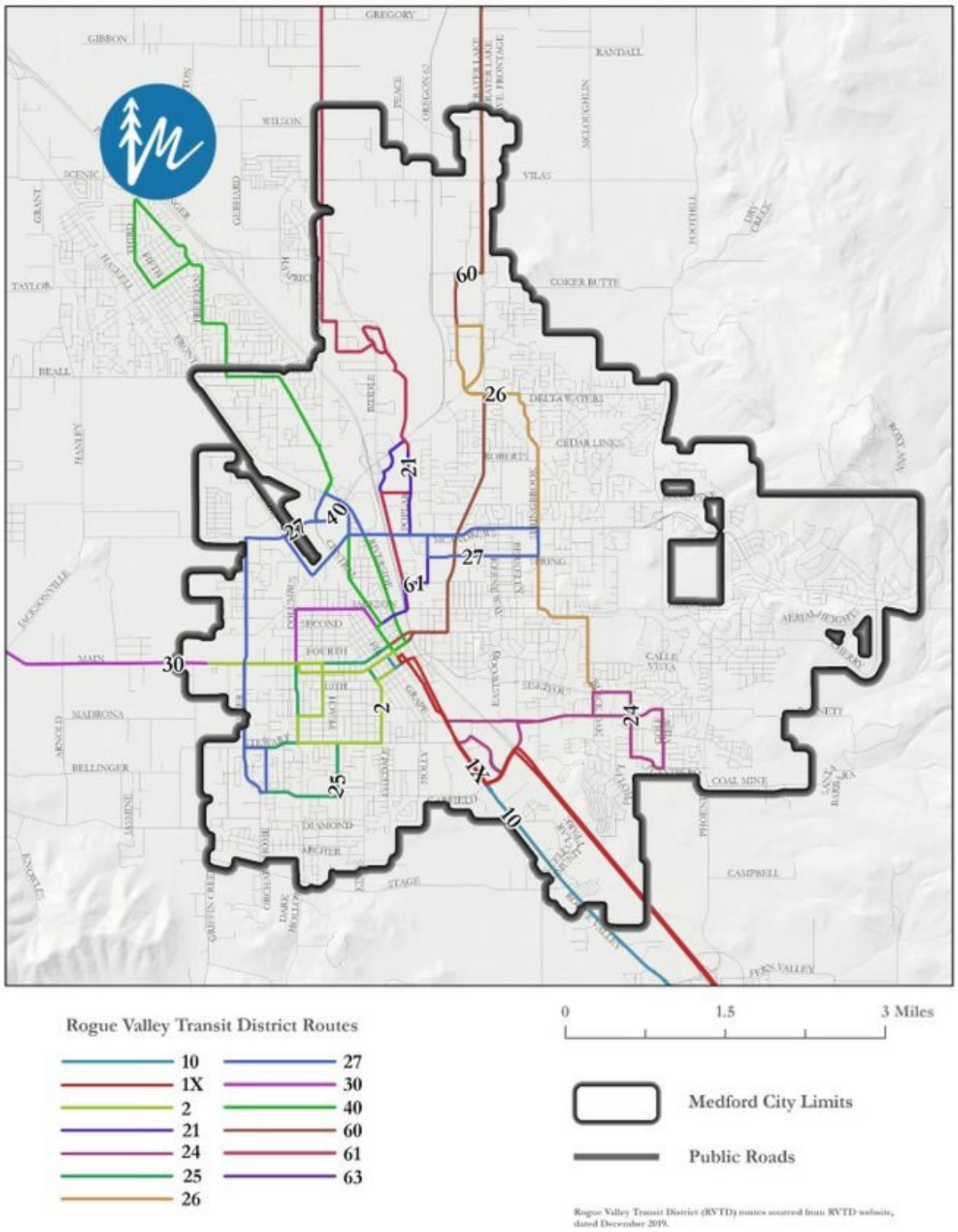


Exhibit 120. Current Transit Routes

Source: Rogue Valley Transit District website, 2019.

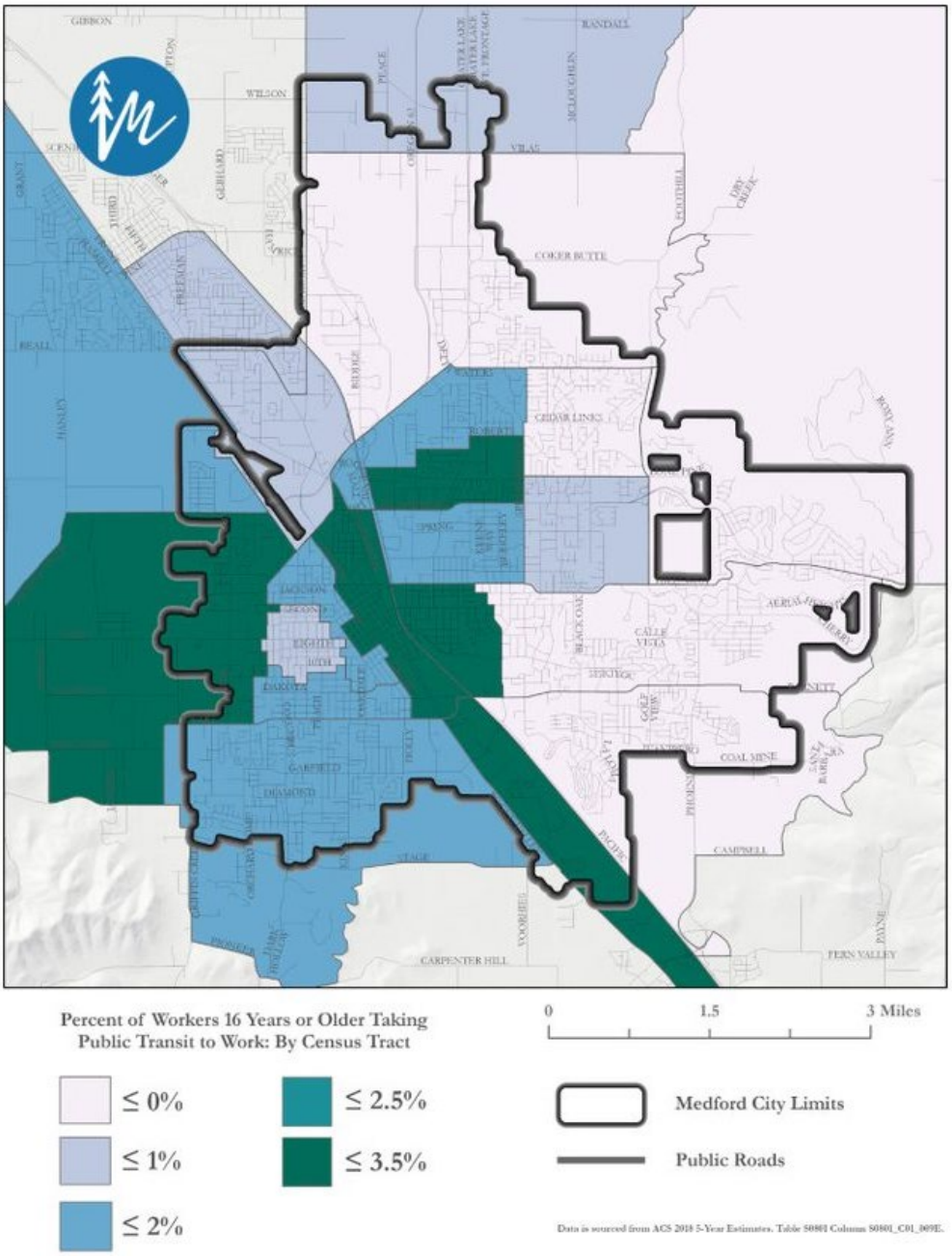


Exhibit 121. Workers Over 16 Taking Public Transit, Medford, 2018

Source: ACS 2018 5-Year Estimates.

HOUSING PROFILE

According to 2018 ACS 5-year estimates, there are around 33,700 housing units in Medford. The city has very high occupancy rates and very low vacancy rates. The rental vacancy rate of 2.4 percent is lower than what is considered a healthy vacancy rate for renters of 5 percent.

Housing Occupancy	Estimate	Percent
Total Housing Units	33,763	33,763
Occupied housing units	31,655	93.80%
Vacant housing units	2,108	6.20%
Homeowner vacancy rate	-	1.0%
Rental vacancy rate	-	2.4%

Exhibit 122. Housing Occupancy, Medford, 2018

Source: ACS 2018 5-Year Estimates.

Exhibit 123 shows that over 50 percent of renter households in Medford are cost burdened, meaning that they pay over 30 percent of their income in rent.

Gross Rent as a % of Household Income	Estimate	Percent
Total Units Paying Rent	14,782	100%
Less than 15.0 percent	1,392	9%
15.0 to 19.9 percent	1,346	9%
20.0 to 24.9 percent	1,990	13%
25.0 to 29.9 percent	1,680	11%
30.0 to 34.9 percent	1,361	9%
35.0 percent or more	7,013	47%
Not computed	482	3%

Exhibit 123. Gross Rent as a Percent of Household Income in Medford, 2018

Source: ACS 2018 5-Year Estimates.

According to the 2018 ACS, the median home value in Medford is $273,600—up from $222,400 in 2012. The income required to afford the median home is approximately $75,000. While 29 percent of Medford households overall can afford the median home, just 14 percent of Hispanic households can (24% for all minority households). The median gross rent is $961—which requires a household income of nearly $40,000.

Exhibit 124 and Exhibit 125 show spatial distribution of rents and home values in Medford. The most affordable rents are clustered in the central and northwest part of the city, while the most affordable home values are located in the central and southeastern parts of the city.

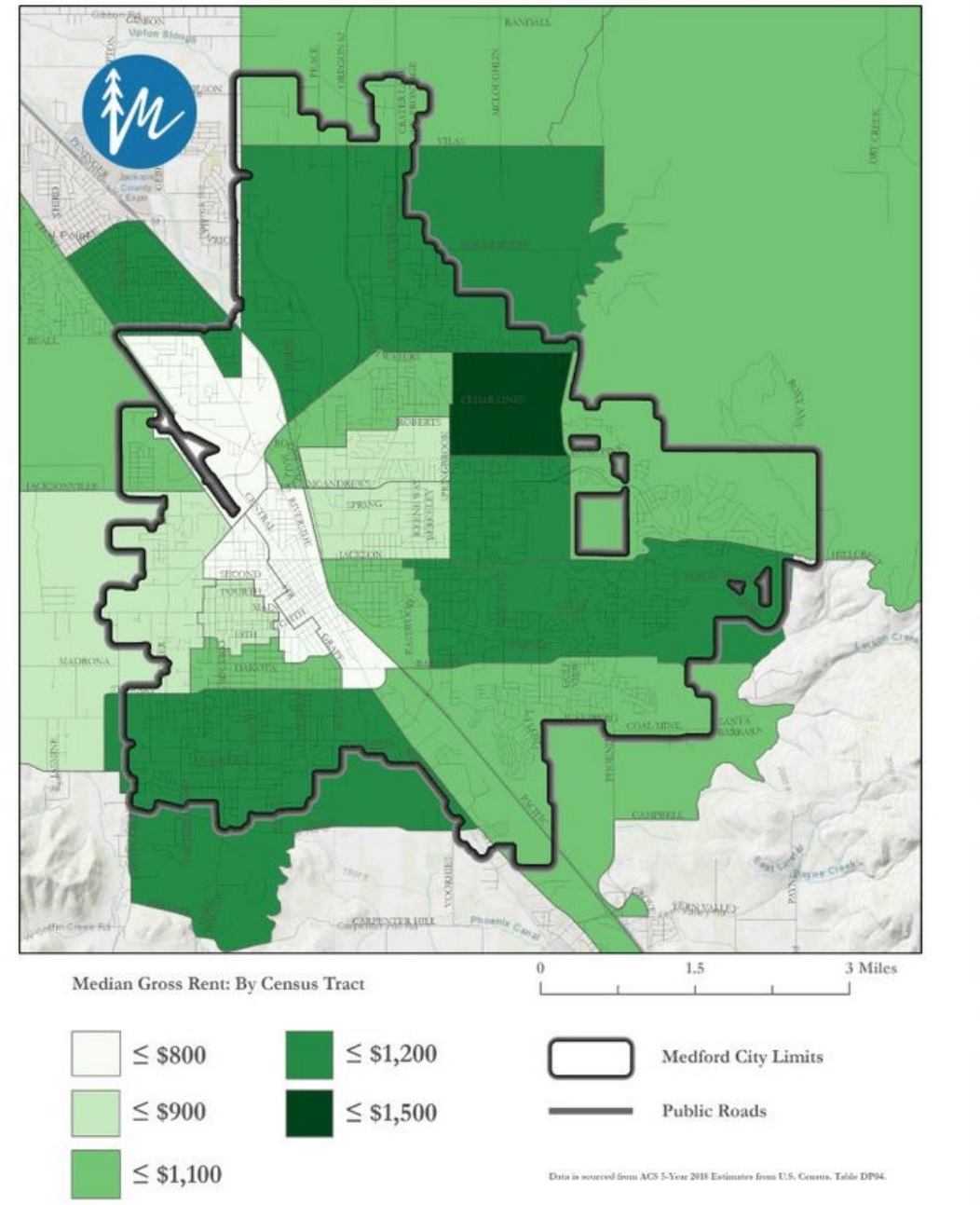


Exhibit 124. Median Rent, Medford, 2018

Source: ACS 2018 5-Year Estimates.

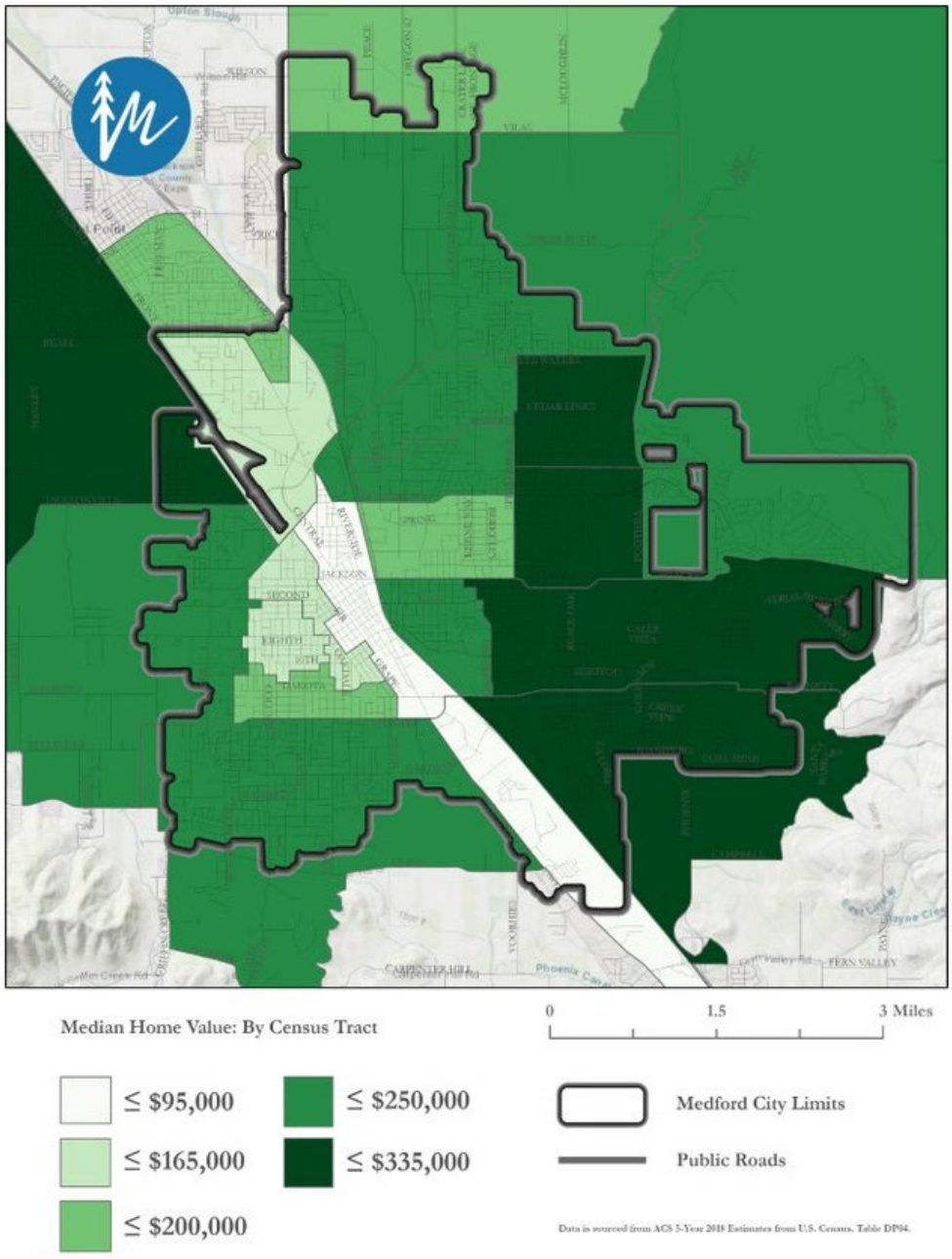


Exhibit 125. Median Home Value, Medford, 2018

Source: ACS 2018 5-Year Estimates.

About 50 percent of housing units in Medford were built before 1980. Exhibit 126 shows the spatial distribution of units built before 1980 and reveals the high concentration of older housing stock in central Medford. These units are more expensive to repair and maintain; more likely to present higher lead hazard; and given they represent the most affordable housing units, are highly concentrated in areas that overlap concentrations of low-income households, high unemployment rates, high Hispanic populations, and high share of residents with lower levels of educational attainment.

Year Built	Estimate	Percent
Built 2014 or later	621	1.80%
Built 2010 to 2013	806	2.40%
Built 2000 to 2009	4,871	14.40%
Built 1990 to 1999	6,135	18.20%
Built 1980 to 1989	4,745	14.10%
Built 1970 to 1979	5,769	17.10%
Built 1960 to 1969	3,169	9.40%
Built 1950 to 1959	3,112	9.20%
Built 1940 to 1949	1,849	5.50%
Built 1939 or earlier	2,686	8.00%

Exhibit 126. Age of Housing Stock in Medford, 2018

Source: ACS 2018 5-Year Estimates.

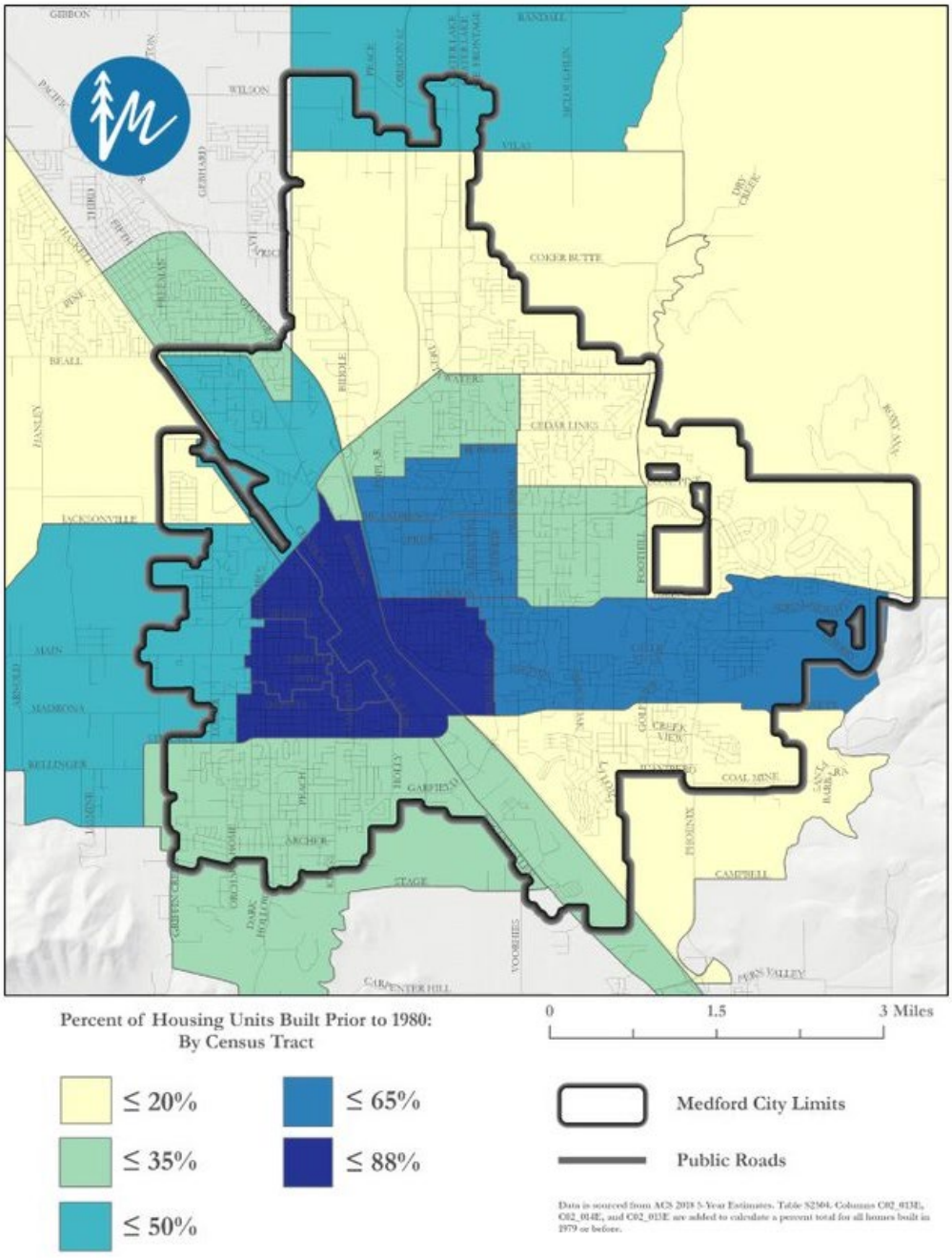


Exhibit 127. Housing units built prior to 1980, Medford, 2017

Source: Data derived from 2017 Housing Inventory Analysis conducted for the Southern Oregon Activity Based Model.

HOUSING TYPE AND LAND USE

Exhibit 128 below shows the majority of the housing stock in Medford is comprised of detached single-family homes (60%); the balance is a range of multifamily housing products with no strong concentration of any one type. The maps that follow demonstrate that higher density multifamily housing is mostly located in the center of the city as well as in the south eastern tip, while single family housing is located in parts surrounding downtown and that overlap with middle- and higher-income areas.

Housing Units by Type	Estimate	Percent
All	33,763	100%
1-unit, detached	20,527	60.80%
1-unit, attached	2,014	6.00%
2 units	1,339	4.00%
3 or 4 units	2,943	8.70%
5 to 9 units	1,534	4.50%
10 to 19 units	797	2.40%
20 or more units	2,931	8.70%
Mobile home	1,665	4.90%
Boat, RV, van, etc.	13	0.00%

Exhibit 128. Housing Type, Medford, 2018

Source: ACS 2018 5-Year Estimates.

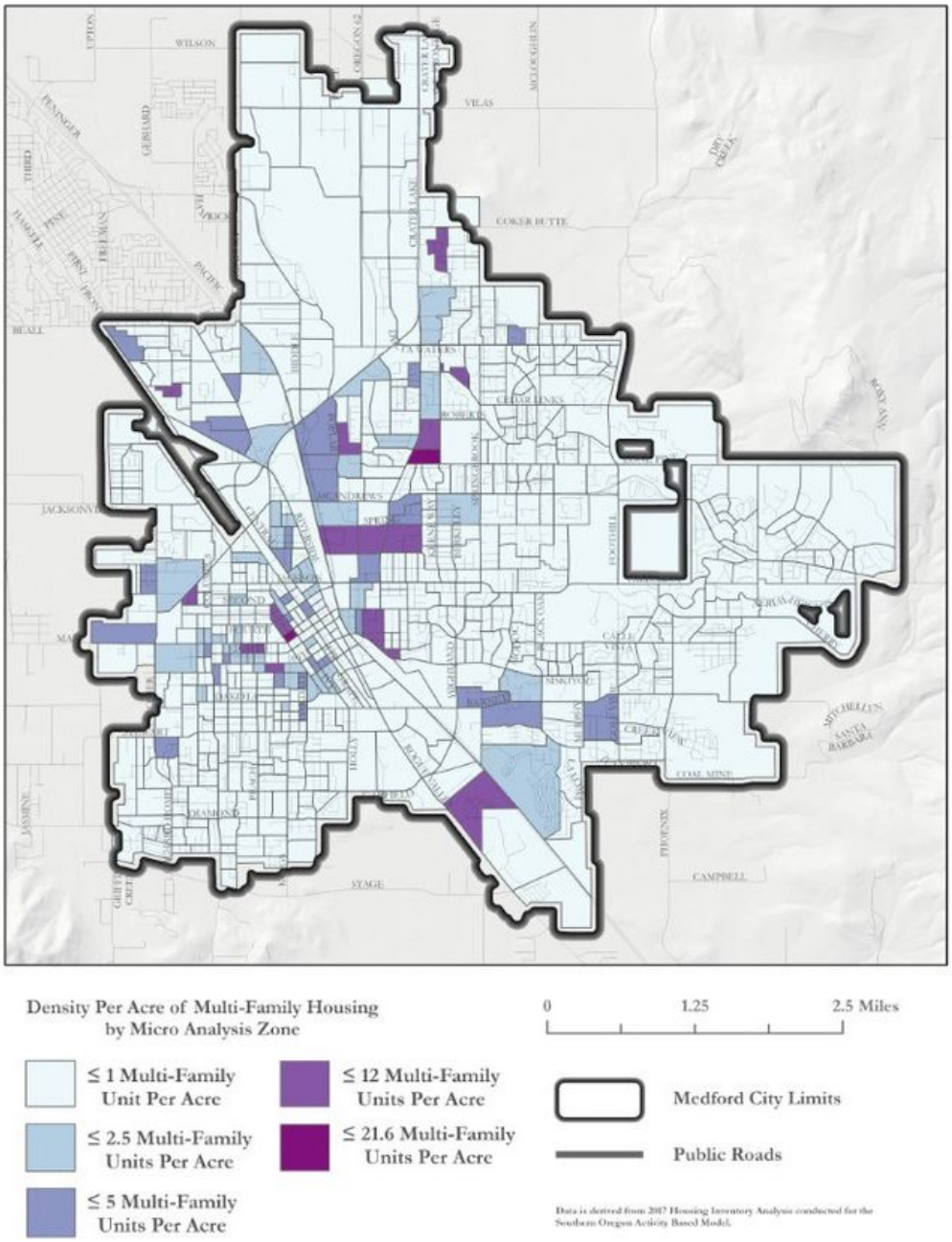


Exhibit 129. Density of Multi-Family Housing, Units per Acre, Medford, 2017

Source: Data derived from 2017 Housing Inventory Analysis conducted for the Southern Oregon Activity Based Model.

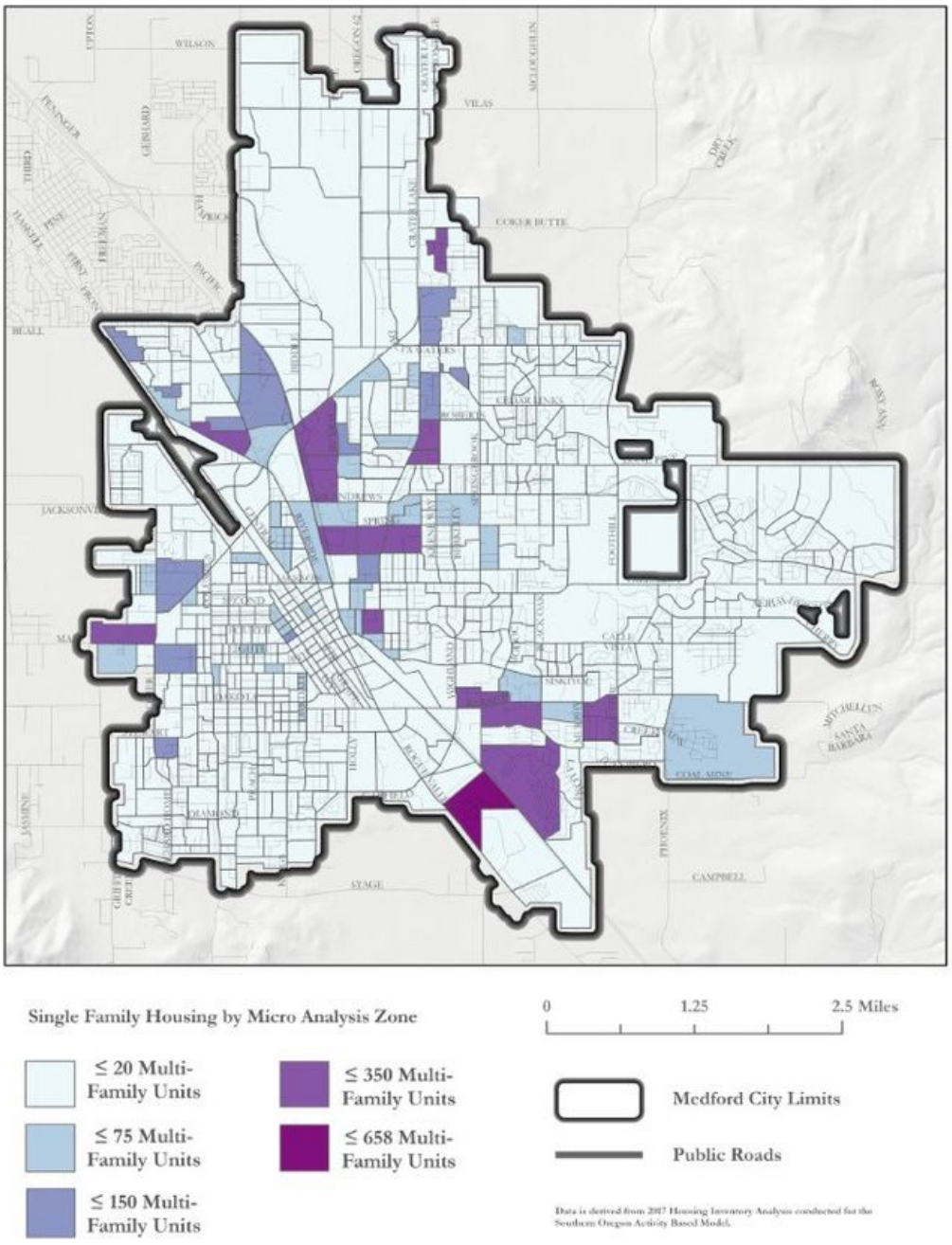


Exhibit 130. Density of Multi-Family Housing, Number of Units, Medford, 2017

Source: Data derived from 2017 Housing Inventory Analysis conducted for the Southern Oregon Activity Based Model.

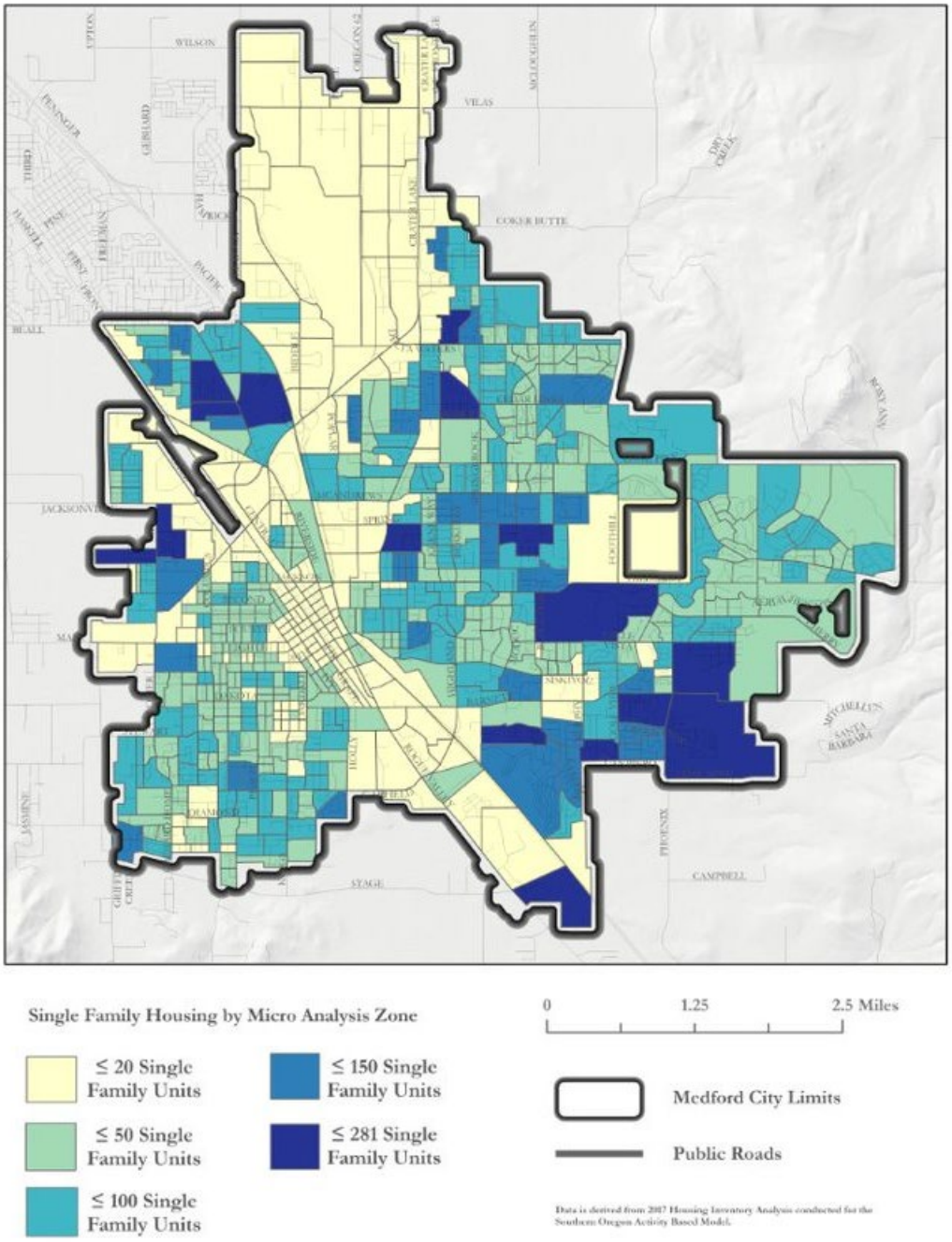


Exhibit 131. Density of Single-Family Housing, Number of Units, 2017

Source: Data derived from 2017 Housing Inventory Analysis conducted for the Southern Oregon Activity Based Model.

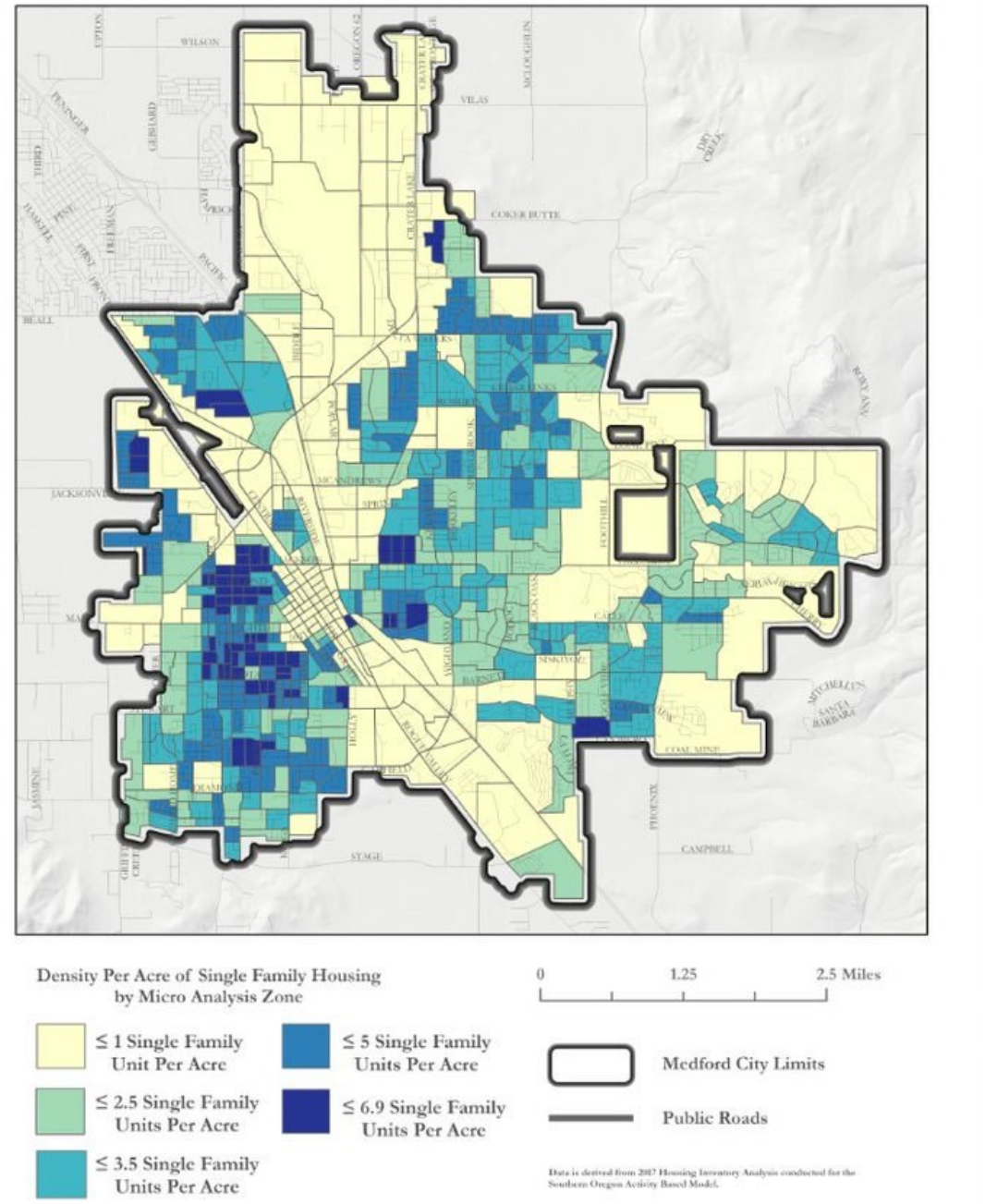


Exhibit 132. Density of Single-Family Housing, Units per Acre, Medford, 2017

Source: Data derived from 2017 Housing Inventory Analysis conducted for the Southern Oregon Activity Based Model.

A brief review of the City's Municipal Code regarding definitions and permitted uses did not find any fair housing concerns. However, the code could be improved to broaden the allowance of housing products that are typically more affordable in more zoning districts. Of note:

The City's definition of "household" accommodates a range of household types and is not exclusive.

Household. All persons who occupy an individual dwelling unit as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common entry. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

- Small residential living facilities are permitted uses in single family zones, although those are considered a "special use," and larger facilities are permitted in multifamily zones. The number of residents in residential facilities categories are appropriate.
- Duplexes and townhome products, which are often more affordable to core workforce and low- to moderate-income households, are permitted in single family zones, although the code could add opportunities to integrate these products in a wider range of single-family districts.
- Similarly, manufactured homes are permitted in single family zones with special use.
- The zoning map limits multifamily uses to only a few zones. Given that minority residents have lower incomes, higher mortgage loan denial rates, and lower ownership rates, allowing multifamily products in more districts could reduce income segregation and broaden access to economic opportunity for minority households.

FAIR HOUSING LAW, MUNICIPAL POLICIES AND COMPLAINT ANALYSIS

The Fair Housing Act (FHA) was part of the federal Civil Rights Act of 1968. The original language in the FHA prohibited discrimination in the sale, rental and financing of dwellings in housing-related transactions based on race, color, national origin, and religion. The FHA was amended 20 years later, in 1988, to prohibit discrimination on the basis of disability or familial status, and to require accessible units in multifamily developments built after 1991.

Developments exempted from the FHA include housing developments for seniors, housing strictly reserved for members of religious organizations or private clubs, and multifamily housing of four units or less with the owner occupying one unit.

States or local governments may enact fair housing laws that extend protection to other groups. The State of Oregon adds protections for:

- Marital status;

- Source of income;[26]
- Sexual orientation including gender identity; and
- Status as a survivor of domestic violence.

The City of Medford does not have a local fair housing ordinance.

PROCESS FOR FILING COMPLAINTS

The Civil Rights Division of the Bureau of Labor and Industries (BOLI) has primary responsibility for enforcing state fair housing laws. BOLI also enforces laws related to discrimination and furthers equal opportunity in the areas of employment, public accommodations, and career schools.

Oregon residents who feel they experienced discrimination have several options available.

- Residents can contact the Fair Housing Council of Oregon (FHCO) for guidance on filing a complaint or for a referral to an attorney;
- Residents can also contact an attorney directly to pursue a civil complaint, or, if a resident meets income qualification, he or she could seek representation by Legal Aid Services of Oregon (LASO). This step may be taken if BOLI and HUD do not feel they have evidence for the case to proceed within state or federal court;
- Residents can file a complaint with HUD, which oversees housing discrimination for federal protected classes; and/or
- Residents can file a complaint with BOLI, who investigates violations of state law.
- The state's enforcement agency, BOLI, also investigated complaints on behalf of HUD until 2016. Prior to 2016, Oregon's fair housing law was designated as "substantially equivalent" by HUD (this designation was granted in 2008). However, due to legislative changes to Oregon's state law, HUD deemed BOLI no longer substantially equivalent and terminated its contract/partnership with BOLI as of April 3, 2016. The impact of this procedural change could lengthen the time that complaints are investigated by HUD, due to the loss of a state partner in filling that need.

For protected class categories where there is overlap between state and federal law, depending on the case, it may be advantageous to file at either the federal or state level. Consideration should be given to the precedent of the case as demonstrated in past and similar complaint resolutions; number of fines and penalties; and capacity to investigate. The FHCO or private attorney can play an advisory role in that decision.

[26] Source of income is intended to protect benefit income, such as social security income or disability income. State legislation originally exempted Section 8 vouchers from this protected class. As of July 1, 2014, Section 8 vouchers and other forms of rental subsidy may not be discriminated against in Oregon.

FILING WITH BOLI

Oregon law that governs discriminatory activity in housing transactions is found in ORS 659A-145 and 421. State law designates BOLI as the state agency with the authority for enforcing both housing and employment protections. Complaints must be filed within one year of the date when the alleged discrimination occurred.

The BOLI intake process begins by completing a questionnaire available on BOLI's website or by phone. An intake officer then drafts a formal complaint document that will be mailed to the complainant and must be signed by the complainant before it is returned to BOLI. After the signed complaint is received, notice of the complaint is sent to the complainant and the respondent.

CASE ASSESSMENT

If it is determined unlikely that an investigation would yield substantial evidence supporting the allegations, the case will be closed and BOLI provides the complainant with information regarding their right to file in civil court, which requires a private attorney.

FURTHER INVESTIGATION

If BOLI determines there is prima facie case, a BOLI investigator notifies the complainant and respondent and conducts interviews. During the investigation, the case conciliator attempts to find a way to settle the case. A conciliation is a voluntary, no-fault settlement of a complaint. The complainant may be required to attend a fact-finding conference, which aims to identify points of agreement and disagreement and, if possible, settle the complaint. If a settlement is achieved at this stage, a conciliation agreement—a voluntary no-fault settlement of a complaint—is created and the case is closed.

If conciliation is not reached, BOLI continues to investigate. This can include interviewing the complainant, witnesses and gathering evidence of damages. The burden of proof rests with the complainant. To prove discrimination occurred, substantial evidence must be provided especially linking the activity to one's protected class. When the investigation is complete, the investigator makes a recommendation whether to find cause or dismiss the case.

DETERMINATION OF DISCRIMINATION

If BOLI finds substantial evidence of discrimination, the investigator issues such a determination (Substantial Evidence Determination) and sends the case to management for review. The case is reviewed for evidence required for an administrative hearing. If the review determines that evidence is not present, the case is closed.

ADMINISTRATIVE HEARING

An administrative hearing is similar to a court hearing and is held before an Administrative Law Judge (ALJ). After the hearing, the ALJ issues a proposed Order to the Commissioner of BOLI. The Commissioner may adopt, reject or modify the Proposed Order. The Commissioner's Final Order has the same weight as a judge's decision and may specify specific remedies, which may include the rental, lease, or sale of real property, the provision of services, out-of-pocket expenses or benefits lost because of the discriminatory practice, and compensation for emotional distress.

FILING WITH HUD

Federal claims of fair housing violations will have to be filed directly with HUD. The HUD complaint intake process is free of charge and fair housing complaints can be filed by either individuals or groups. Similar to BOLI, complaints may be filed with HUD by telephone, mail, or via the internet by filling out a complaint form.

A drafted formal complaint is then sent via mail to the complainant for review and signature. Following the receipt of the signed draft, HUD will contact the respondent informing them that a complaint has been filed against him or her along with a copy of the complaint. The respondent receiving the complaint must submit answers relevant to the complaint within 10 days of receiving the notice.

The investigation will consist of a HUD investigator collecting relevant document, interviews, and site visits. HUD has authority to take depositions, issue subpoenas and interrogatories, and compel testimony or documents.

HUD is required by the Fair Housing Act to attempt to bring the parties together to reach conciliation in every complaint case; however, the choice to conciliate the complaint is voluntary for both parties.

A conciliation agreement will end the investigation and close the case. Conciliation agreements between parties and signed by HUD must protect the public interest. If the agreement is breached by either party, HUD may recommend the U.S. Department of Justice (DOJ) intervene to enforce the agreement.

Prior to conciliation, HUD may determine through its investigation that there is no reasonable cause to believe that discrimination occurred resulting in a “no reasonable cause” determination. Such a determination will close the case. If the complainant disagrees with HUD’s decision, they may request that the case be reconsidered. Such a request would prompt further evidence gathering and investigation. Following the review of new evidence, the “no reasonable cause” finding may be upheld, at which point HUD will take no further action, or the case may be re-opened. In the case where the complainant’s case is upheld as

having “no reasonable cause,” the complainant may pursue recourse in civil court in the appropriate US district court.

If “reasonable cause” is determined by investigators, HUD will issue a “reasonable cause” determination and the respondent will be charged, and the case will be heard by a HUD Administrative Law Judge. Alternatively, either party may elect to have the case heard in federal civil courts. This election must be made within 20 days of the charge receipt. In that case, the DOJ will commence a civil action on behalf of the aggrieved person in U.S. District Court within 30 days.

If the case goes to the HUD Administrative Law Judge, the judge will hear the case and make an initial decision. If the defendant is found guilty, the judge may award a maximum civil penalty of $11,000 per violation for a first offense in addition to other compensation including damages for the complainant and attorneys’ fees.

Within 15 days of the issues of an initial decision, any party can petition the Secretary of HUD for review. The Secretary has 30 days to affirm, modify, or set aside the initial decision or remand the initial decision for further proceedings. If no action is taken within 30 days, the initial decision will be the final decision. After the final decisions is made, any aggrieved party may appeal to the appropriate court of appeals.

FAIR HOUSING COUNCIL OF OREGON

The Fair Housing Council of Oregon (FHCO) is a state advocacy organization whose mission is to eliminate illegal housing discrimination through enforcement and education. FHCO maintains a hotline for residents who feel they have experienced discrimination; FHCO staff provide options on the best way to proceed, including filing a complaint with the appropriate state or local government agency or bringing the lawsuit in federal or state court. FHCO also refers residents to other appropriate remedies—e.g., in a case of a landlord tenant dispute that does not appear to have a discriminatory motive.

Exhibit 133 provides an overview of the primary steps involved in pursuing a fair housing complaint in Oregon.

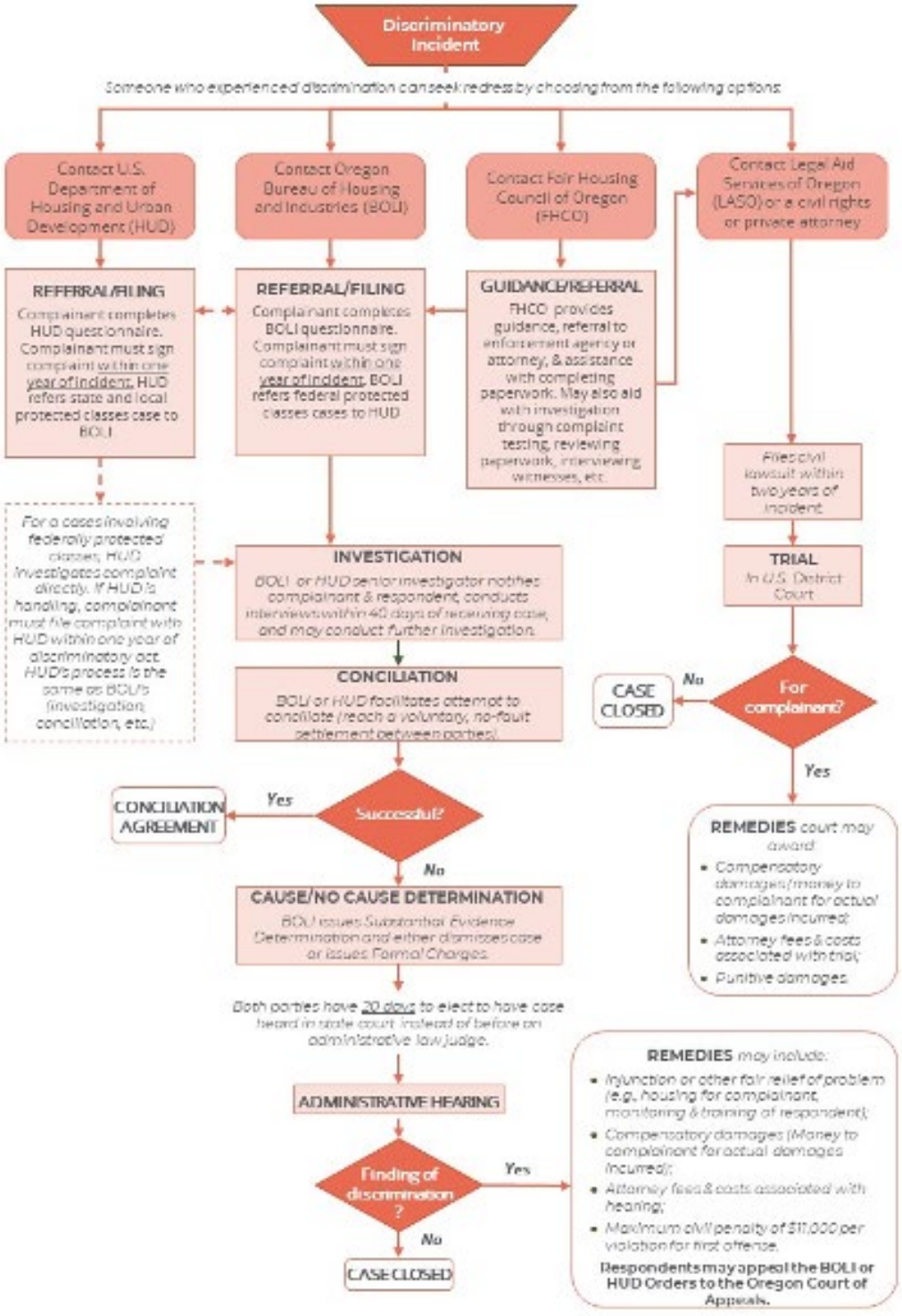


Exhibit 133. Fair Housing Complaint Flowchart for Oregon

Source: HUD and BOLI

Note: This diagram is a simplified summary of common pathways for seeking protection of remedies under the Fair Housing Act.

FAIR HOUSING AND AFFORDABLE HOUSING ACTIVITIES

The City works with Fair Housing Council of Oregon (FHCO) to increase awareness and education of fair housing discrimination through CDBG-sponsored community trainers. The most recent training took place in October 2019, targeting homeless shelters, reasonable accommodation, and emotional support animals. In March 2020, City staff joined the FHCO's Southern Oregon Fair Housing Collaborative. The group will be meeting regularly to identify barriers and develop strategies promoting fair housing.

DIFFERENCES IN OWNERSHIP

Barriers in access to homeownership prevents wealth creation and widens economic gaps. Differences in ownership can also create disparities in access to high quality schools and other community amenities (e.g., recreational facilities and parks), because these are often funded by builders and homeowners' associations as part of master development agreements and/or fees paid by owners. As demonstrated in the Demographic and Housing Analysis above, homeowners in Medford are least likely to live in neighborhoods of concentrated poverty.

Exhibit 134 shows trends in homeownership by race and ethnicity in the U.S from 1985 to 2018. While homeownership rates of Asian and Hispanic households have nearly reached pre-Great Recession levels, nationally, African American homeownership rates have not recovered, and are slightly lower than they were in 1985 (42% in 2018 v. 44% in 1985).

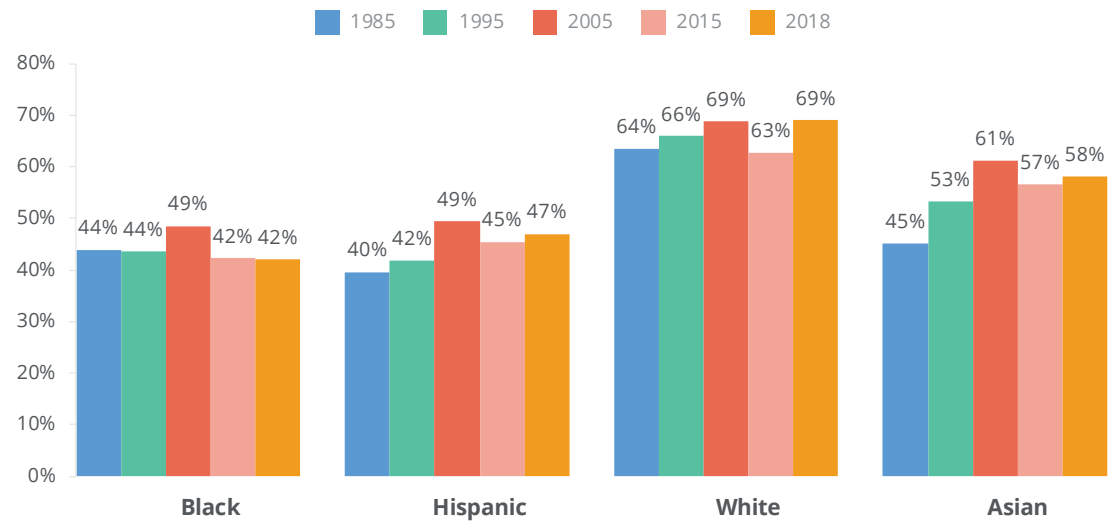


Exhibit 134. Homeownership Trends by Race and Ethnicity, U.S., 1985 to 2018

Source: Homeownership and the American Dream, Journal of Economic Perspectives, Winter 2018 and U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, April 4, 2019.

For the majority of households in the U.S., owning a home is the single most important factor in wealth-building. Homeownership is also thought to have broader public benefits, which has justified decades of public subsidies to support ownership. The federal government has subsidized homeownership in various forms for nearly 100 years—yet the subsidies and wealth-building benefits of ownership have been realized by a narrow segment of households, largely due to the denial of ownership opportunity through restrictive covenants, lending bias, and direct discrimination.

HOMEOWNERSHIP RATES IN MEDFORD

In Medford, half (52%) of households are owner occupied. This ownership rate is below the State of Oregon as a whole (62%) and is slightly lower than in 2010 (54%).

Exhibit 135 shows homeownership rates for Medford households overall and by race and ethnicity for 2010 and 2018. In 2018, Native American and Hispanic households had the lowest homeownership rates of 24 percent and 37 percent, respectively. Rates have been stable among Hispanic households; however Native American household homeownership rates drop by 10 percentage points from 2010. Black households have homeownership rates are below the city overall (44% compared to 52%), however their ownership rates have increased significantly from 2010 when Black homeownership was only 18 percent. Non-Hispanic White households' homeownership has been stable.

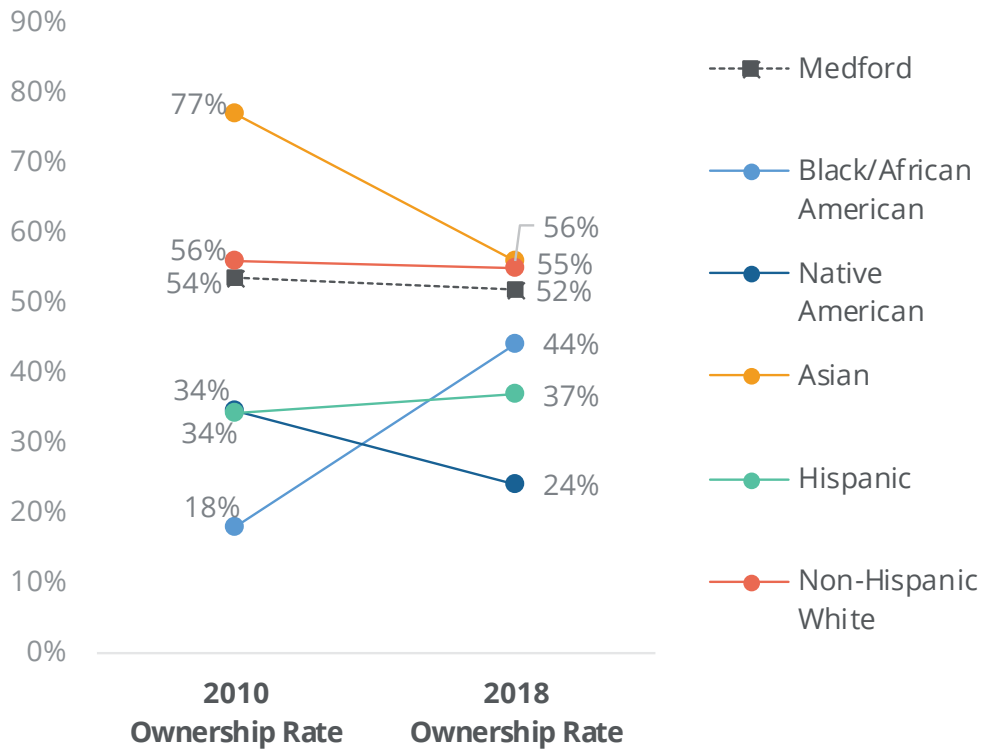


Exhibit 135. Home Ownership Rate by Race, Medford, 2013 and 2018

Source: Root Policy Research from 2010 and 2018 5-year ACS estimates.

To put Medford homeownership rates in context, Exhibit 136 presents rates for Medford as well as other comparable cities in Oregon, including Bend, Corvallis, Eugene, and Salem, as well as Oregon as a state. Homeownership rates in Medford (52%) are comparable to peer cities in Oregon however 10 percentage points less than the state as a whole (62%). Medford ownership rates overall are higher than Corvallis overall (42%) and for every racial and ethnic group. Compared to the state, Medford had higher rates of homeownership among minority Black households (44% compared to 31%), however less than Bend (59%). Homeownership rates for Asian households in Medford (56%) are comparable to the state rate of 59 percent and significantly higher than Corvallis, Eugene, and Salem. A similar comparison is true for Hispanic homeownership in Medford (37%), which is comparable to the state overall and higher than Bend, Corvallis, and Eugene.

	Homeownership Rates					
	Medford	Bend	Corvallis	Eugene	Salem	State of Oregon
Jurisdiction Overall	52%	59%	42%	48%	53%	62%
Race						
White	53%	59%	44%	50%	56%	64%
Black or African American	44%	59%	21%	23%	28%	31%
American Indian and Alaska Native	24%	100%	32%	21%	19%	45%
Asian	56%	48%	32%	34%	58%	59%
Native Hawaiian or Pacific Islander	44%	NA	28%	18%	23%	31%
Some other race	67%	34%	25%	37%	41%	42%
Two or more races	35%	62%	18%	30%	31%	47%
Ethnicity						
Hispanic	37%	29%	16%	28%	36%	41%
Non-Hispanic White	55%	61%	46%	52%	58%	65%

Exhibit 136. Homeownership Rate, Medford and Oregon Cities and State, 2018

Source: 2018 5-year ACS Estimates.

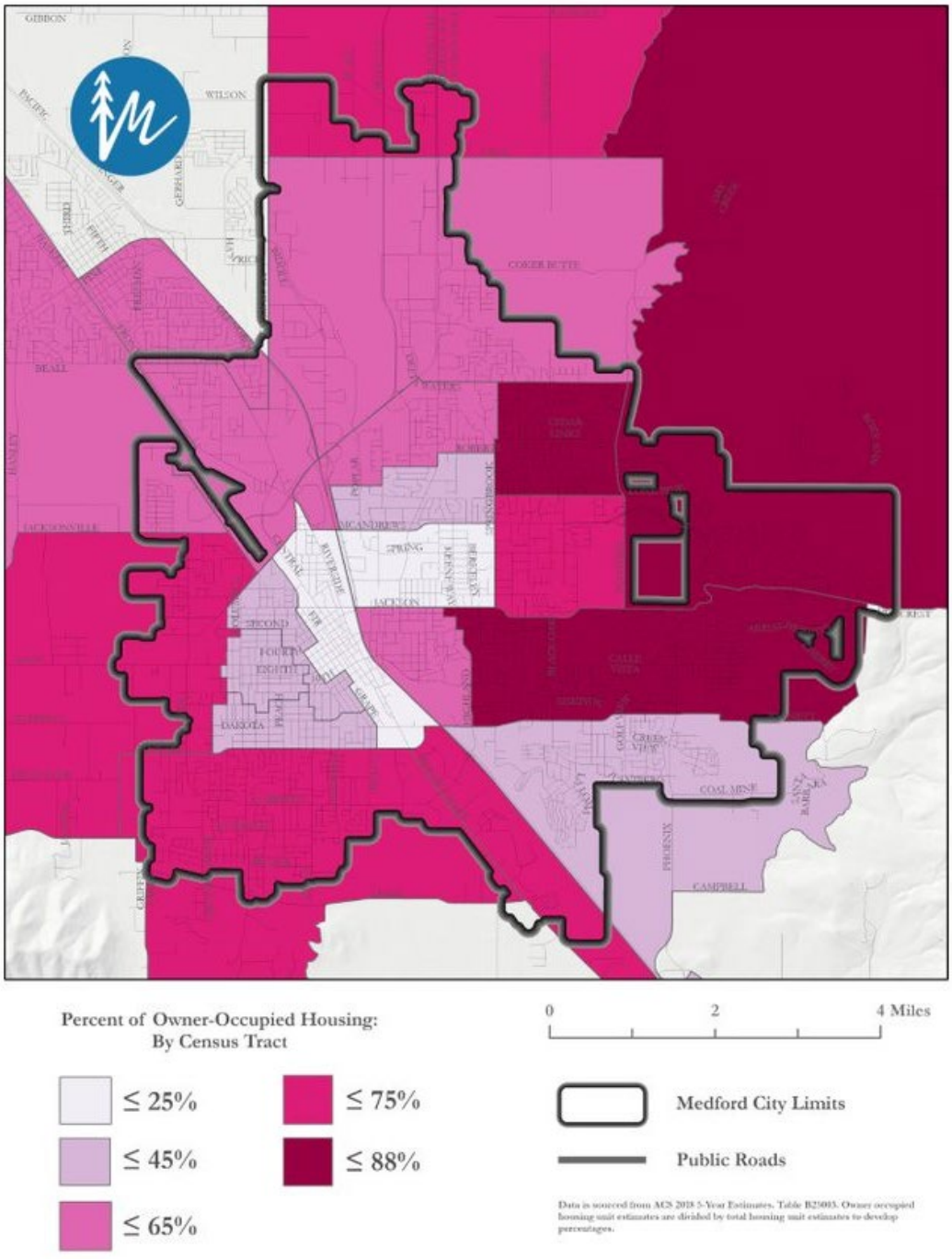


Exhibit 137. Percent of Owner-Occupied Housing, Medford, 2018

Source: ACS 2018 5-Year Estimates.

ACCESS TO CREDIT

Several factors contribute to the differences in homeownership by race and ethnicity observed above, including disparities in access to lending. Home Mortgage Disclosure Act (HMDA) data can shed light on the role of access to credit in homeownership differences by race and ethnicity. HMDA data is collected by the Federal Financial Institutions Examination Council (FFIEC) which provides data used in the analysis of mortgage lending practices.

The data includes variables such as race, census tract, loan type, and loan purpose. Due to changes in HMDA reporting, including the addition of a number of new variables, including debt-to-income ratios, mandated by the Dodd-Frank Act, the following lending analysis includes only loans from 2018. While 2018 is the most current data available, changes in HMDA reporting prevent reliably combining data from prior years, yielding a smaller pool of loans than is typical for these types of analyses. However, the 2018 data provide a snapshot of residential lending in Medford. The 2018 data also allows for the comparison of debt-to-income ratios, which was previously unavailable.

Because HMDA provides data at the census tract level, and not the jurisdiction level, any census tract that falls within or partially within Medford was included in the analysis. In this report, we compare 2018 data to data reported between 2007 and 2012 for Jackson County as a part of the previous AI report. Given changes in HMDA reporting practices as well as the different access to multiple years of data and the county wide nature of the previous analysis, comparisons are intended to show macro trends and should be regarded with a level of caution given the comparatively small sample size available in 2018 for Medford.

Exhibit 138 shows the distribution of 2018 mortgage loan applications by type in Medford. The majority (64% or 2,836 applicants) of the loan applicants in 2018 were for conventional loans. The remaining 36 percent of loan applications were a form of government backed loan, including Veterans Affairs guaranteed (VA), Federal Housing Administration insured (FHA), or USDA Rural Housing Service or Farm Service Agency guaranteed (RHS or FSA). These rates are comparable to the rates reported between 2007 and 2012, which also saw conventional loans comprising 64 percent of applications.

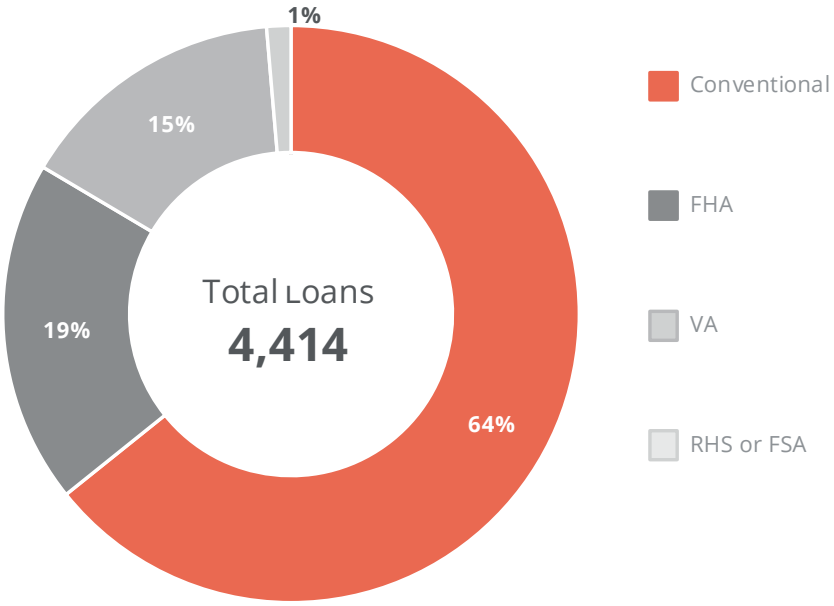


Exhibit 138. Total Loans by Loan Type, Medford, 2018

Source: Root Policy Research from the 2018 HMDA.

Exhibit 139 shows the distribution of 2018 loan applications by loan purpose. Just over a majority (54%) of the loan applications were for home purchases, while refinancing made up another 41 percent (26% and 15% respectively). Home improvements were only a small portion of 2018 applications (3%); it is likely, however, that refinancing applications included households funding home improvements.

Data from the past AI show that loans between 2007 and 2012 were for different purposes. During that period, refinancing made up 62 percent of the loan applications and home purchase loans made up 33 percent. In 2018, home purchase loan applications proportion of total applications where significantly higher (54%).

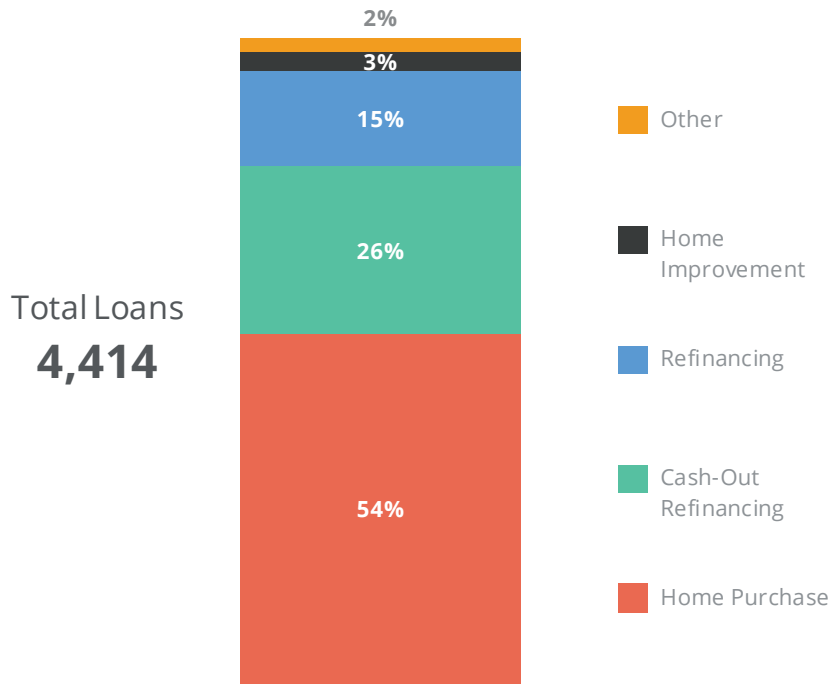


Exhibit 139. Loan Purpose, Medford, 2018

Source: Root Policy Research from the 2018 HMDA.

Overall, nearly two thirds (64%) of all loan applications resulted in a loan origination, while 12 percent were denied. Nearly one-fifth of applicants withdrew their loans during the application process. The 2018 origination rate of 64 percent was significantly higher than the origination rate between 2007 and 2012 of 45 percent.

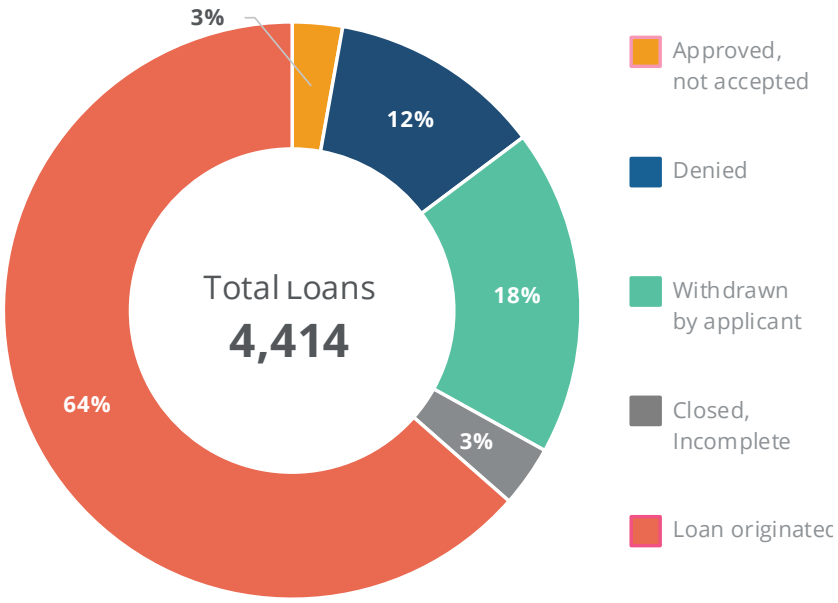


Exhibit 140. Action Taken on Loans, Medford, 2018

Source: Root Policy Research from the 2018 HMDA.

Exhibit 141 shows the first reason for denial among the 527 denied applications. The most common reasons were debt-to-income ratio (27%) and credit history (20%). Other common reasons included various forms of technical application issues such as incomplete credit applications (15%) and missing data (12%). Between 2007 and 2018, collateral was a common reason for denial among conventional loans and refinancing loans. Denials related to collateral were sighted significantly less in 2018 as a reason for denial.

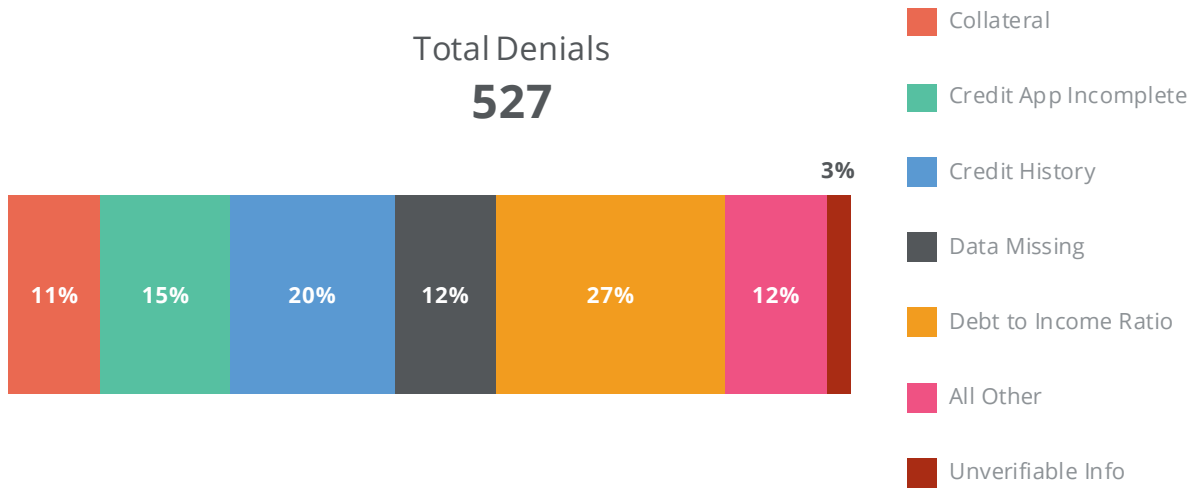


Exhibit 141. Loan Denials by Primary Reason, Medford, 2018
Source: Root Policy Research from the 2018 HMDA.

Exhibit 142 shows loan denial rates by race and ethnicity for Medford, as well as the total number of applicants by race and ethnicity.[27] While there were significantly few applicants among minority groups, the data reveal that denial rates are much higher for Black applicants (38%). Hispanic applicants' denial rates were slightly higher than the overall denial rate; the denial rate for Asian applicants was much lower.

[27] The denial rates among racial and ethnic groups were calculated by the proportion of denied applications of the total number of applications that were not either withdrawn by the applicant or closed for incompleteness.

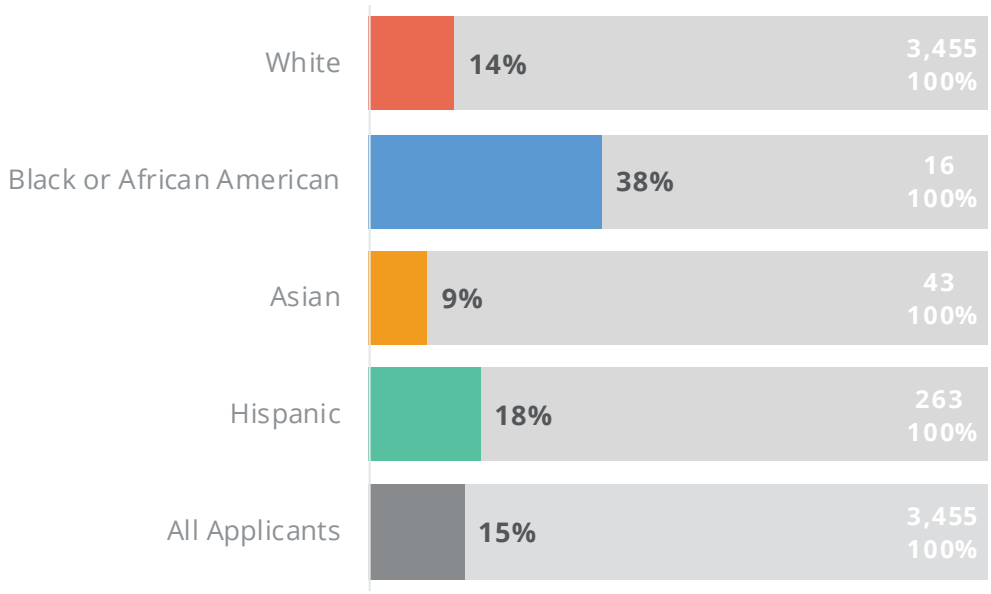


Exhibit 142. Loan Denial Rates by Race and Ethnicity, Medford, 2018

Source: Root Policy Research from the 2018 HMDA.

All things being equal, we would expect applicants to have similar denial rates by income band, regardless of the applicant's race or ethnicity. In 2018, almost half (46%) of all loan applicants were moderate to high income (income greater than 120 percent AMI. This composition is less than what was reported between 2007 and 2012 when moderate to high income applicants made up a greater share (60%).

Exhibit 143 shows that denial rates were much higher for lower income applicants, with minority applicants having the highest denial rates. This changes for moderate- and higher-income applicants, where the denial rate for minority applications is much higher than that for Non-Hispanic White and all applicants.

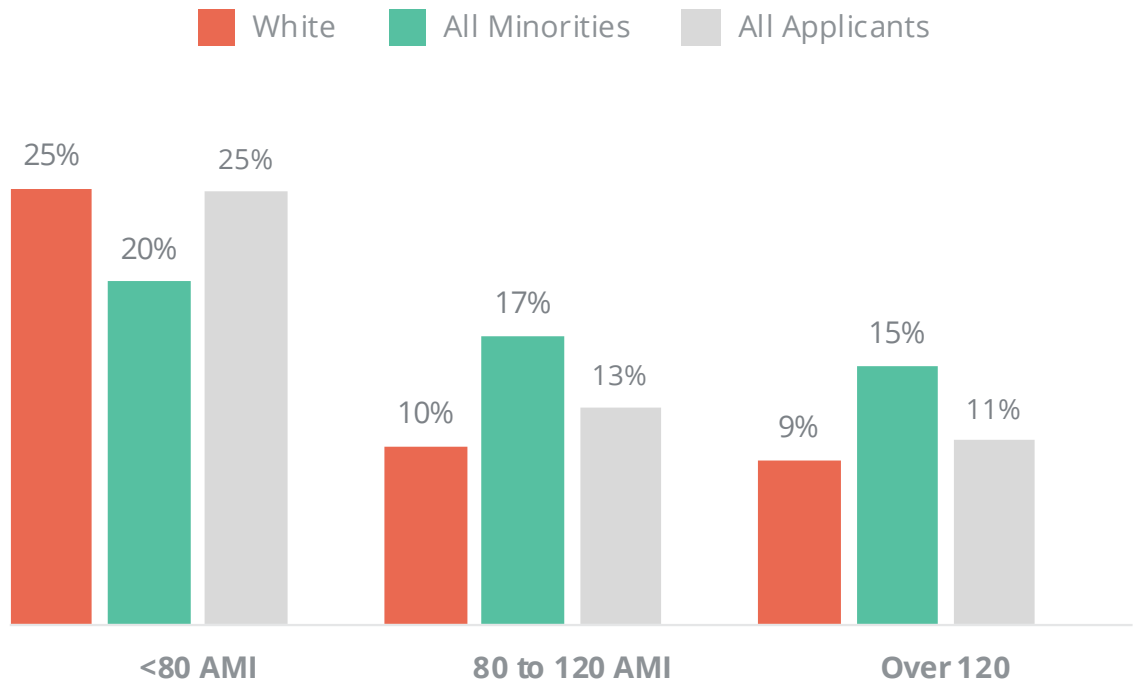


Exhibit 143. Loan Denial Rate by Minority Status and Income Level, Medford, 2018
Source: Root Policy Research from the 2018 HMDA.

Exhibit 144 compares denial rates for minority applicants with White applicants and applicants as a whole based on two debt-to-income ratios: less than 30 percent (equivalent to cost burden) and 30 to 50 percent. Similar to income levels, minority applicant denial rates are slightly lower than White applicants and all applicants for low (under 30%) debt-to-income ratios and higher than White applicants and all applicants for medium (between 30% and 50%) debt-to-income ratios. Loan-to-value data was not available for reporting during the 2007 to 2012 period.

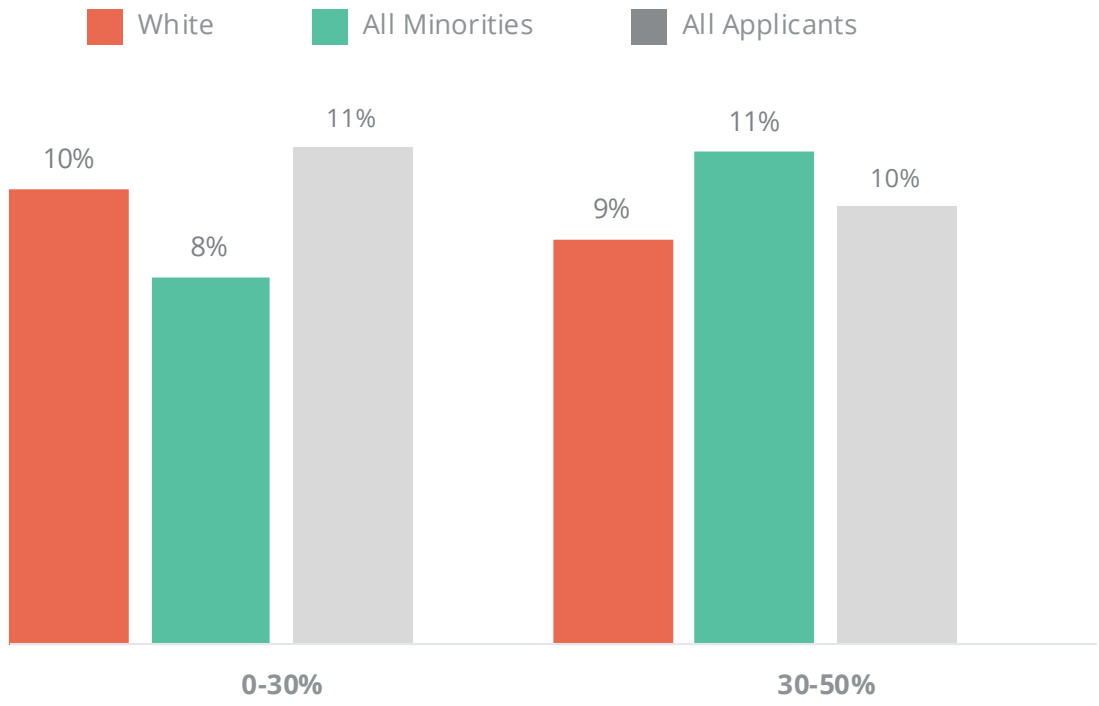


Exhibit 144. Loan Denial Rates by Debt-to-Income Ratio, Medford, 2018
Source: Root Policy Research from the 2018 HMDA.

Loan approvals often vary by type of loan, with home improvement loans generally having the highest denial rates as they are often adding to existing debt. Exhibit 145 shows denial rates by loan type and for White, minority, and all applicants. Minority applicants have higher denial rates across loan types and especially for home improvement loans—suggesting that these households are carrying higher debt levels. Denial rates overall were lower than experienced in the period between 2007 and 2012.

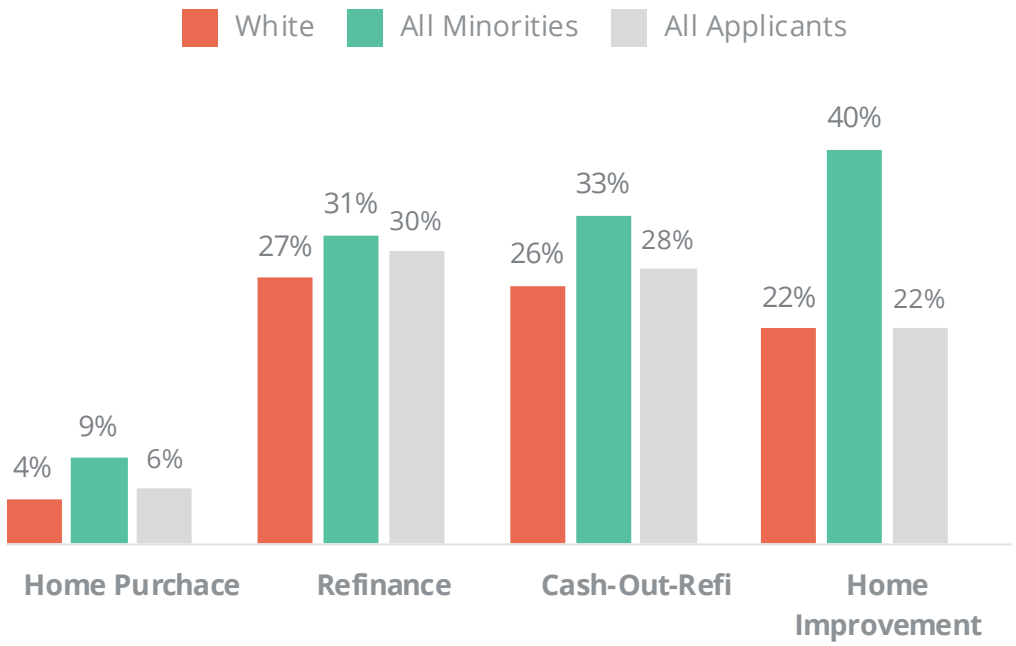


Exhibit 145. Loan Denial Rate by Loan Type, Medford, 2018

Source: Root Policy Research from the 2018 HMDA.

Comparing the following maps reveals that the neighborhood in Medford with the highest denial rate is also where minority residents are most highly concentrated. Denial rates over 30 percent correspond with the area of high minority concentration, defined as 20 percentage points above the minority composition in the city as a whole. Overall, loan denial rates in 2018 were uneven across Medford's census tracts.

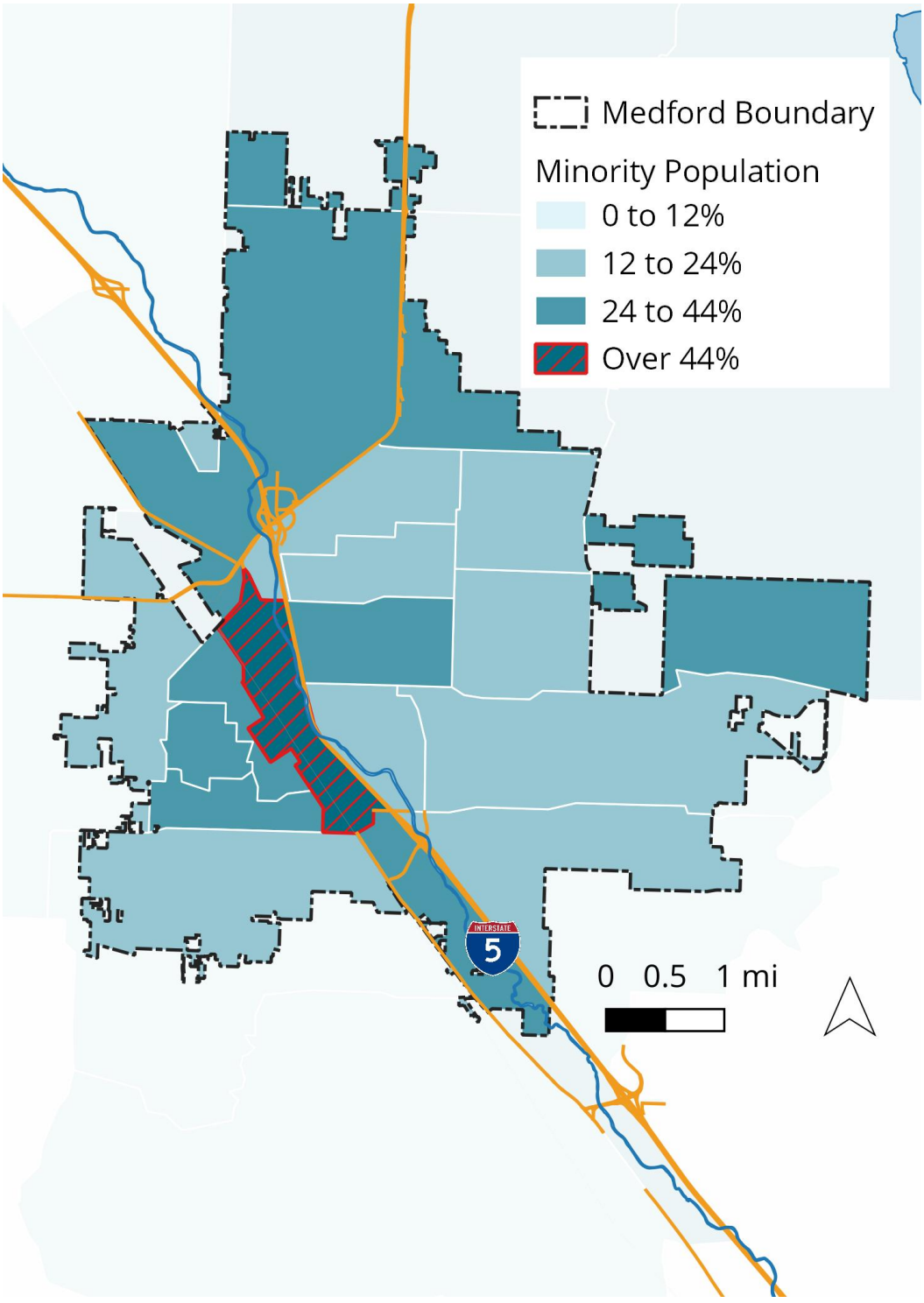


Exhibit 146. Minority Population Concentration, Medford, 2018

Source: 2018 5-year ACS Estimates

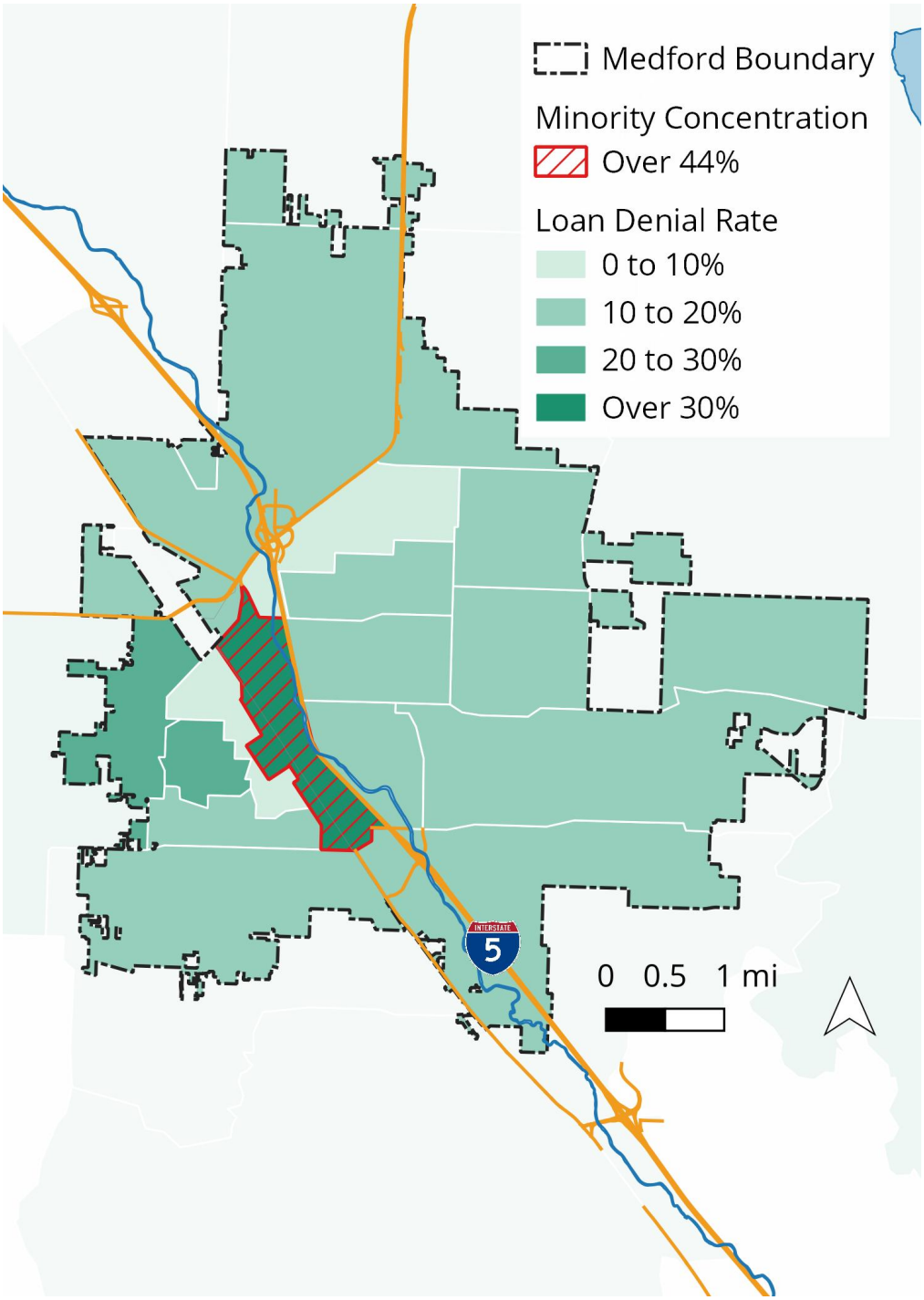


Exhibit 147. Loan Denial Rates, Medford, 2018

Source: Root Policy Research from the 2018 HMDA and 2018 5-year ACS Estimates.

HIGHER-PRICED LENDING

While unequal denial rates can lead to disproportionate outcomes, so can predatory lending practices that may encumber residents with exceedingly high loan rates or terms that may become prohibitively onerous for the applicant over time. HMDA data provides loan rate spreads for loans that were approved. Per the FFIEC, these spreads represent the difference between the covered loan's annual percentage rate (APR) and the average prime offer rate (APOR) for comparable transaction as of the date the interest rate is set. HMDA also defines "Higher-Priced" lending as first-lien loans with a rate spread of over 1.5 percentage points. Higher incidents and spatial concentration of such loans may indicate predatory lending practices.

Overall in 2018, 202 loans, or 7 percent of all originated loans (2,804) were higher-priced.

Exhibit 148 shows the unequal distribution of higher rates of high-priced loans in Medford. The highest rates of high-priced loans are in Medford's south, to the south of I-5, where there is a high concentration of minority residents. High-priced loans are rare in the city's eastern neighborhoods, which are higher income with high valued homes.

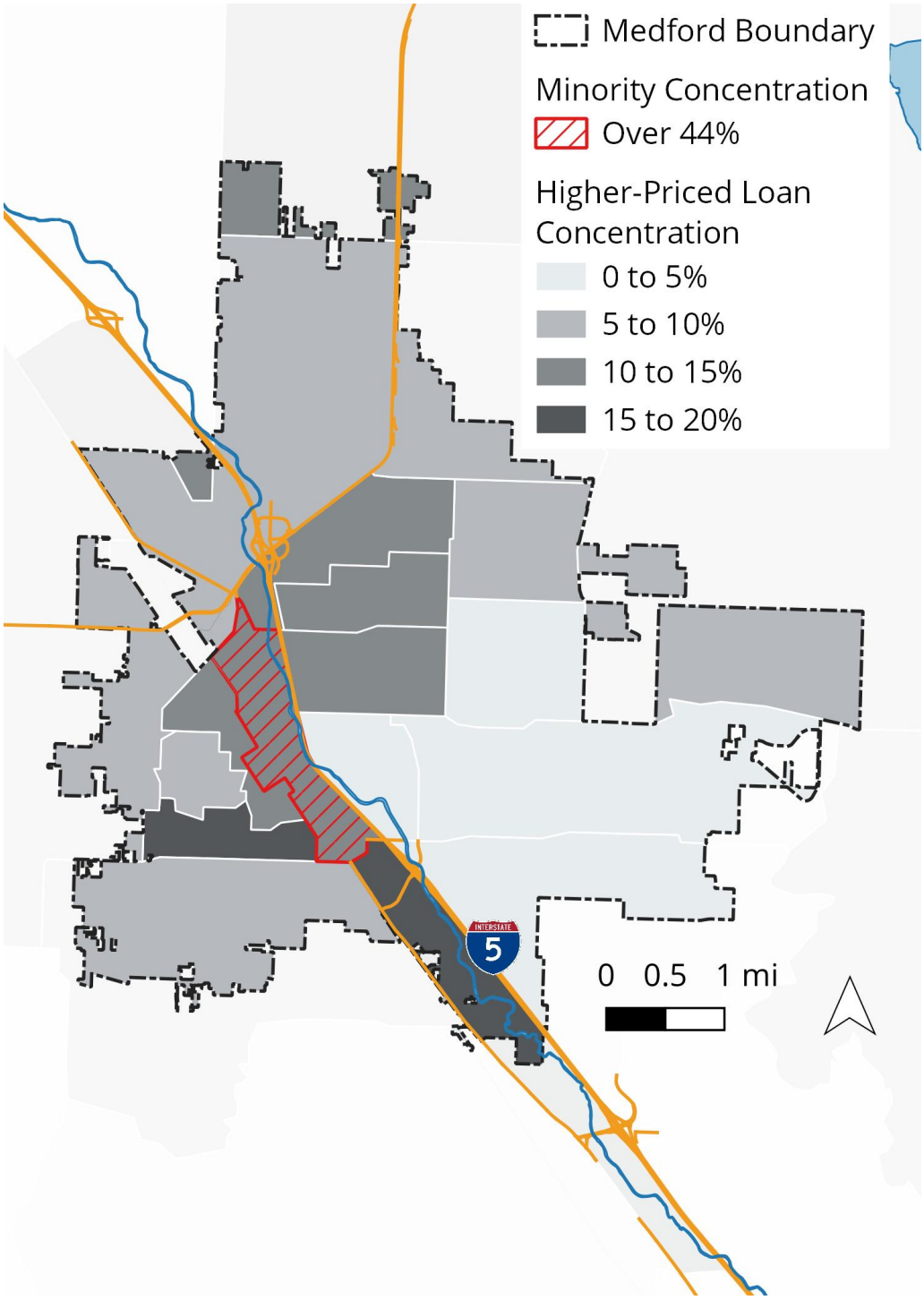


Exhibit 148. High-Priced Loan Concentration, Medford, 2018

Source: Root Policy Research from the 2018 HMDA and 2018 5-year ACS Estimates

Note: "Higher-Priced" loans are first-lien loans with annual percentage rates of 1.5 percentage points above the average prime offer rate (APOR).

PROPOSED ACTION ITEMS TO ADDRESS FAIR HOUSING VULNERABILITIES AND CHALLENGES

TOP FAIR HOUSING CHALLENGES

1. High rates of housing problems and poverty within many of Medford's minority communities creates disproportionate housing needs
2. Some zone districts limit opportunities for residential housing types that help expand housing affordability

Expanded fair housing knowledge and awareness is needed to mitigate housing discrimination.

Proposed Action Items to Address Top Challenges	Carry Over from Past AI?	Responsible Party	Timeframe	Metrics/Milestones
Reduce disproportionate housing needs				
Support the increased production of affordable housing through public private partnerships: 1) Leverage new sources of federal and state funds as they become available, prioritizing the product types and subsidy levels needed to reduce disproportionate housing needs among protected classes; 2) Require effective affirmative marketing of developers receiving public support; and 3) Develop and utilize a language access plan consistent with federal guidelines; make available to development partners.	Enhances action items 1, 12, and 13. from past AI	City of Medford Housing and Community Development; Nonprofit partners; Private partners (banks, LIHTC investors,	7/1/2020 – 6/30/2025	1) Number of units developed annually and in 5 years above average developed between 2015 and 2019 2) Beneficiaries of new affordable units by protected class

Proposed Action Items to Address Top Challenges	Carry Over from Past AI?	Responsible Party	Timeframe	Metrics/Milestones
		private developers)		3) Implementation of affirmative marketing program and Language Access Plan
Continue the City's rental and owner home rehabilitation programs to address substandard housing conditions, focusing on areas of the city with older housing stock, concentrations of poverty, and concentrations of ethnic minorities.		Housing and Community Development	Ongoing	1) Number of homes and rental units rehabilitated; 2) Beneficiaries of home rehabilitation programs
Expand access to home mortgage products among minority households with high denial rates and mitigate vulnerability to predatory lending: 1) Encourage traditional financial and community development institutions to offer products addressing the needs of households utilizing and/or vulnerable to predatory lenders; and	Enhances action item 11 from past AI	1) Private parties (banks); and (2) Non-profits, Legal Aid	7/1/2020 – 6/30/2025	1) Meetings with CRA officers at local financial institutions to explore how to improve lending disparities;

Proposed Action Items to Address Top Challenges	Carry Over from Past AI?	Responsible Party	Timeframe	Metrics/Milestones
2) Support counseling and predatory lending awareness services with a focus on high poverty neighborhoods in Medford.				2) Funding counseling services
Expand distribution of affordable housing throughout Medford				
Expand zone districts in which multifamily uses are allowed by right. Given that minority residents have lower incomes, higher mortgage loan denial rates, and lower ownership rates, allowing multifamily products in more districts could reduce income segregation and broaden access to economic opportunity for minority households.		Planning Department	7/01/2020-6/30/2021	Land Development Code update
Expand zone districts in which small residential living facilities, such as Accessory Dwelling Units (ADUs) and/or fully self-contained tiny homes; manufactured homes; and duplexes and townhomes are allowed by right.		Planning Department	7/01/2020-6/30/2021	Land Development Code update
Further the City's commitment to affirmatively furthering fair housing and improving access to opportunity				

Proposed Action Items to Address Top Challenges	Carry Over from Past AI?	Responsible Party	Timeframe	Metrics/Milestones
Improve knowledge and awareness of fair housing laws and the City's requirement to AFFH: 1) Target fair housing education and outreach activities to populations with disproportionate housing needs; 2) Continue organizing fair housing workshops and information sessions, focusing on expanding knowledge of rights among Hispanic and immigrant populations; and 3) Implement affirmative marketing and language access plan initiatives.	Continue action item 6 from past AI	Housing and Community Development; fair housing partners	7/1/2020 – 6/30/2025	Provide public services funding to fair housing organizations for education and outreach activities
Improve fair housing information on the city's website by making the information more user-friendly and less technical in nature, and linking directly to fair housing resources.		Housing and Community Development	7/1/2020 – 6/30/2021	Modify and enhance city's website to include fair housing information, on the CDBG program page. Include fair housing information as part of regular public service communications

ATTACHMENTS

CITIZEN PARTICIPATION PLAN

This Citizen Participation Plan (CPP) applies to the City of Medford's Consolidated Plan for Housing and Community Development. The CPP is required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive Community Development Block Grant funds and other HUD funding for federal programs.

Opportunities for citizen participation and consultation are required by Federal law. The City's CPP is intended to encourage citizens, community partners**,** and stakeholders to participate in the development of the Consolidated Plan, to participate in any substantial amendments to the Plan, and to participate in the performance report which is prepared annually. The CPP in particular is intended to encourage citizens of low- and moderate-income (LMI), including residents of LMI areas in Medford. Exhibit 149 summarizes the citizen participation opportunities in the Consolidated Plan process.

PUBLIC PARTICIPATION IN THE CONSOLIDATED PLAN PROCESS

Process	Plan Preparation	Consolidated Plan Amendment	One-Year Action Plan Amendment	Annual Report
1. Information about the amendment process and content	Yes	Yes	Yes	Yes
2. Review and comment period	Yes	Yes	Yes	Yes
3. Public hearing	1	1	1	2
4. Comment period	30 days	30 days	30 days 5 days under CARES Act	15 days
5. Summary of comments and response	Yes	Yes	Yes	Yes

Exhibit 149. One-Year Action

Source: City of Medford.

CONSOLIDATED PLAN PREPARATION

(1) Information will be provided to citizens, public agencies, community partners, stakeholders and other interested parties information during the consolidated planning process that includes:

- The amount of assistance Medford expects to receive
- The range of activities that may be undertaken
- Estimated amount that will benefit low- to moderate-income (LMI) persons and families
- Efforts to minimize displacement of persons and assistance if displacement occurs
- Instructions on how to provide feedback on the critical needs of LMI persons and families
- Instructions on how to provide recommendations on needed programs

Information will be provided by public notices, social media postings, through public input meetings and other public meetings held by City Council's advisory bodies on the development of the Consolidated Plan, and notification to organizations that have participated in previous consolidated plan development planning or have requested information.

(2) The City of Medford shall provide reasonable opportunities for review and comment on the draft Consolidated Plan as follows:

- Publish a notice of the availability of the draft Plan for review
- Offer a summary of the draft Plan electronically upon request
- Provide hard copies of the summary to interested parties and individuals upon request

(3) The City of Medford shall provide at least one public hearing during the development of the Consolidated Plan.

(4) A period of not less than 30 days shall be provided to receive comments from citizens.

(5) The City will consider any comments whether written or submitted orally in public hearings in preparing the final Consolidated Plan and will include a summary of these comments or views and the reasons for adjusting or not adjusting the Consolidated Plan.

AMENDMENTS TO THE CONSOLIDATED PLAN

(1) The following process is required for substantial amendments to the Consolidated Plan. A substantial change is defined as the addition or deletion of a strategy or a goal in the Strategic Plan section of the Consolidated Plan. A change in the objectives of the Strategic Plan section including additions or deletions of the objectives is not considered a substantial change and does not require the amendment process.

(2) Prior to amending the Consolidated Plan, the City of Medford shall provide citizens with 30 days' notice and opportunity to comment on substantial amendment(s), unless HUD provides a public comment period waiver due to urgent circumstances. Notice shall be given by a public notice, website update, and email notifications, during the 30-day comment period, to persons and organizations which have previously been involved in the consolidated planning process or have requested their name be placed on the consolidated plan mailing list.

(3) All comments received in writing or orally at the public hearings will be considered, and if deemed appropriate, the City shall modify the amendment(s). A summary of these, and a summary of any comments not accepted, and the reasons therefore shall be attached to the substantial amendment(s) of the Consolidated Plan.

AMENDMENTS TO THE ONE YEAR ACTION PLAN

(1) The following process is required for substantial amendments to any annual action plan. A substantial change is defined as: (a) for projects over $25,000 increasing or decreasing the amount budgeted for a project by 25% (unless a decrease is due to an under run of the project); (b) for projects under $25,000 increasing or decreasing the amount budgeted for a project by 50% (unless a decrease is due to an under run of a project); (c) changing the purpose, scope, location, or intended beneficiaries or adding a new project.

A minor change in location is NOT a substantial change, if the purpose, scope and intended beneficiaries remain essentially the same. If capital dollars are used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does not constitute a substantial change.

(2) Prior to amending an annual action plan, the City of Medford shall provide citizens with 30 days' notice and opportunity to comment on substantial amendment(s), unless HUD provides a temporary waiver due urgent circumstances. Notice shall be given by a public notice, website update, and email notifications, during the 30-day comment period, to persons and organizations which have previously been involved in the consolidated planning process or have requested their name be placed on the consolidated plan mailing list. As requested by the City on April 16, 2020 and approved by HUD on April 20, 2020, the City is granted a waiver permitting a 5-day public comment period and a virtual public hearing format to solicit public input, under the CARES Act, for amendments to the One Year Action Plan that directly prevent, prepare for, or are in response to the Coronavirus.

(3) All comments received in writing or orally at the public hearings will be considered, and if deemed appropriate, the City shall modify the amendment(s). A summary of these, and a summary of any comments not accepted, and the reasons therefore shall be attached to the substantial amendment(s) of the annual action plan.

PERFORMANCE REPORTS

(1) The City of Medford will provide citizens with notice and an opportunity to comment on the Consolidated Annual Performance and Evaluation Report (CAPER). Notice will be provided by a public notice, website update, and email notifications (during the comment period) to persons and organizations which have previously been involved in the consolidated planning process or have requested their name be placed on the consolidated plan mailing list. The review and comment period shall be at least 15 days.

(2) The City will hold two public hearings during each action plan year to evaluate performance under the City's Community Development Block Grant (CDBG) program. One meeting will be held through the Community Development Grants Commission, as the advisory body to City Council on the appropriate implementation of the City's CDBG program, in accordance with Medford Municipal Code 2.441; and one public hearing will be held by City Council.

MISCELLANEOUS

(1) Bilingual Opportunities**.** Upon reasonable request, or upon identification of a specific need, the City of Medford will provide public notices and summaries of basic information in other languages. Also, upon reasonable request, the City will provide translators at workshops and public hearings to facilitate participation of non-English speaking citizens. To arrange this service, contact the City at least 3 days prior to a scheduled meeting or workshop.

(2) Accessibility**.** Meetings shall be held in locations that are accessible to people with physical handicaps.

(3) Access to records**.** The City will provide reasonable and timely access to information and records related to the Consolidated Plan and the use of assistance under programs covered by the Consolidated Plan. Within 15 business days of a request, the City will provide opportunities for citizens to review information regarding the Consolidated Plan and reply to inquiries for information. Copies of the Consolidated Plan will be available at the City Planning Department, City Recorder's Office and the Jackson County Library.

(4) Technical Assistance**.** The City will provide technical assistance to group representatives of LMI persons and families that request such assistance. Technical assistance may consist of one-on-one assistance, providing technical materials such as HUD guidelines and information, referrals to sources on the Internet, training workshops, or referrals to specialists at HUD or other communities.

(5) Complaints**.** Complaints, inquiries, and other grievances concerning the Consolidated Plan, CDBG program, or any annual action plan can be made to the City of Medford's Housing and Community Development Division's Principal Planner. The City will make every effort to provide a substantive, written response to every written citizen complaint within fifteen business days of its receipt.

(6) Use of the Citizen Participation Plan. The City of Medford will follow the Citizen Participation Plan in carrying out the Consolidated Plan, Annual Action Plan and Community Development Block Grant process.

CITIZEN PARTICIPATION COMMENTS

SUBSTANTIAL AMENDMENT

None.

INITIAL

No public comments were received relating to the 2020-2024 Consolidated Plan or 2020-2021 Action Plan during the 30-day public comment period.

GRANTEE CERTIFICATIONS, SF-424, AND RESOLUTION

SUBSTANTIAL AMENDMENT - CERTIFICATIONS

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official — Date: 7/16/21

Title: Mayor

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing certification. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification or otherwise violates the requirement of the Drug-Free Workplace Act, HUD, in addition to other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

2. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

3. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority of State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

4. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

5. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Places of Performance: City of Medford Planning Department
200 S. Ivy Street
Medford, Oregon 97501

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

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

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

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

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

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

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

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

Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

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

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020-2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

Signature of Authorized Official

7/16/21
Date

Mayor
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

7/16/21
Date

Mayor
Title

SUBSTANTIAL AMENDMENT – ASSURANCES

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Medford	July 16, 2021

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SUBSTANTIAL AMENDMENT - SF-424

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☐ New	E: Other (specify)
☐ Application	☐ Continuation	* Other (Specify):
☒ Changed/Corrected Application	☒ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:
	B-20-MC-41-0005

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Medford
* b. Employer/Taxpayer Identification Number (EIN/TIN):	93-6002207
* c. Organizational DUNS:	0307885170000

d. Address:

* Street1:	200 S. Ivy Street
Street2:	
* City:	Medford
County/Parish:	
* State:	OR: Oregon
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	97501-8601

e. Organizational Unit:

Department Name:	Division Name:
Planning Department	Housing/Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.	* First Name:	Angela
Middle Name:	Renae		
* Last Name:	Durant		
Suffix:			

Title:	Principal Planner
Organizational Affiliation:	Principal Planner/CDBG Program Manager
* Telephone Number:	541-774-2390
Fax Number:	541-618-1708
* Email:	angela.durant@cityofmedford.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

Entitlement Jurisdiction

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Revision to the City of Medford 2020-2021 Action Plan to reduce the grant award by $112.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: OR-002 * b. Program/Project: OR-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	735,424.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	120,251.64
* f. Program Income	321,207.89
* g. TOTAL	1,176,883.53

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Randy

Middle Name:

* Last Name: Sparacino

Suffix:

* Title: Mayor

* Telephone Number: 541-774-2000 Fax Number: 541-618-1700

* Email: Randy.Sparacino@cityofmedford.org

* Signature of Authorized Representative: * Date Signed: 07/16/2021

SUBSTANTIAL AMENDMENT - AFFIDAVIT

RECEIVED
MAY 24 2021
PLANNING DEPT.

CITY OF MEDFORD FINANCE DEPARTMENT
411 W 8TH STREET
MEDFORD, OR 97501

Affidavit of Publication
THIS IS NOT A BILL

State of Oregon
County of Jackson

CASE NO.

I, Sarah Lucier, being first duly sworn, depose and say that I am the principal clerk of Medford Mail Tribune, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed at Medford in the aforesaid county and state; that the PUBLIC NOTICE, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 successive and consecutive *insertion(s)* in the following issues 5/10/2021 (HERE SET FORTH DATES OF ISSUE)

Subscribed and sworn to before me this 18th day of May, 2021.

OFFICIAL STAMP
TERRIE ROGERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 979444
MY COMMISSION EXPIRES SEPTEMBER 24, 2022

NOTARY PUBLIC FOR OREGON

My commission expires 24th day of Sept., 2022

Rosebud Media - Mail Tribune - Ashland Tidings
111 N Fir St
Medford, OR 97501

PUBLICATION	EXPIRE DATE	AD CAPTION	# TIMES	AMOUNT	PO
MAIL TRIBUNE	5/10/2021	NOTICE OF OPENING OF PUBLIC	1	319.95	GAD3000-731 #2205

NOTICE OF OPENING OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a 5–day public comment period for the draft **City of Medford Substantial Amendment to the 2020/21 Action Plan** for Community Development Block Grant (CDBG) funds, issued by the U.S. Department of Housing and Urban Development (HUD). The amendment proposes the allocation or re-allocation of CDBG resources that will help prevent, prepare for and respond to the Coronavirus. Proposed allocations would be supported by CDBG resources received from the payoff of homeowner repair or down payment assistance liens; returned entitlement funds from projects that completed under budget or canceled; and unused program administration dollars. The public comment period will commence on Monday, May 10, 2021, and close on Monday, May 17, 2021 to solicit citizen input regarding the amended action plan. The City Council, City of Medford, will hold a public hearing on Thursday, May 20, 2021 at 6:00 p.m. in the Council Chambers of Medford City Hall, 411 W. 8th Street, for the purpose of soliciting additional citizen input on the amended Action Plan.

The proposed new and amended existing activities were approved for recommendation to City Council by the Community Services and Development Commission and the Housing Advisory Commission on April 28, 2021. Primary proposed allocations represent activities that address a heightened need for non-congregate shelter and permanent supportive housing; in addition to the creation of a navigation center to serve unhoused community members with improved access to shelter and services. The proposed allocations described below are further detailed in the draft Substantial Amendment to the 2020/21 Action Plan under Section AP-35 Projects; and if approved by City Council would be submitted to HUD for final consideration and approval. Additional revisions to the Action Plan are reflected in sections AP-12 Participation, AP-15 Expected Resources, Appendix A - Citizen Participation Plan, and Appendix B - Public Comments. City Council will make a final determination on the proposed amendment at the public hearing on May 20, 2021.

HOUSING & COMMUNITY DEVELOMENT PROJECTS

1. **ColumbiaCare – Additional $135,754.04 (for a total of $355,146) for Veteran's Housing**
Funding would provide a zero interest, deferred loan to acquire and rehabilitate 1316 W. Main Street to provide permanent supportive housing for low-income Veterans.

2. **OnTrack – $50,246 for Renovations in Support of Longer-Term, Non-Congregate Shelter**
Funding would provide a zero interest, deferred loan to renovate 421 W. 10th Street with a larger kitchen and second bathroom, to be leased to Rogue Retreat for unhoused community members referred through the City's Chronically Homeless Outreach Partnership.

3. **City of Medford Public Works Department - $3,360 for Audible Push Button Traffic Signals**
Grant funds to purchase and install six Guardian Wave FS 912 audible push button traffic signals at the corners of Springbrook Road and Roberts Road; and Barnett Road and Murphy Road to provide persons with disabilities safer access to pedestrian routes.

4. **Medford Senior Center – ($142,000) for Water Line Replacement**
Grant funds to replace the failing main water line at 510 E. Main Street were returned in response to limited operations during COVID-19.

PUBLIC SERVICE PROGRAMS

5. **Rogue Retreat - $26,400 for a Facility Lease in Support of Longer-Term, Non-Congregate Shelter**
Grant funds to lease 421 W. 10th Street, in support of the City's Chronically Homeless Outreach Partnership, to provide unhoused community members, referred through the Medford Livability Team and the Kelly Shelter, with longer-term, non-congregate shelter.

PROGRAM ADMINISTRATION & CAPACITY BUILDING – $50,000

6. **City of Medford Planning Department** - $50,000 for consulting services to develop an operations plan to support the creation of a navigation center to serve unhoused community members with additional 24/7 shelter and improved access to services such as housing placements and health care.

The City of Medford Substantial Amendment to the 2020/21 Action Plan is available on the City's website at www.ci.medford.or.us or upon special request. To obtain a copy, submit comments, or for additional information on the hearing, please contact Angela Durant, Housing and Community Development Principal Planner, at angela.durant@cityofmedford.org or 541–774–2390. Citizens needing translation services or other special accommodations may contact Angela Durant three days prior to the hearing to request these services. A summary of public comments will be incorporated into the final document prior to submission to HUD.

May 10, 2021

SUBSTANTIAL AMENDMENT - RESOLUTION

RESOLUTION NO. 2021-40

A RESOLUTION approving and adopting a Substantial Amendment to the 2020/2021 Action Plan to allocate Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development.

WHEREAS, the City of Medford is an entitlement jurisdiction receiving annual Community Development Block Grant (CDBG) funding from U.S. Department of Housing and Urban Development (HUD);

WHEREAS, City Council approved Council Bill 2020-54 on May 7, 2020, adopting the 2020/2021 Action Plan for allocation of CDBG funding;

WHEREAS, the City of Medford proposes to amend the Action Plan by reallocating CDBG resources that have become available through the payoff of homeowner repair or down payment assistance liens, returned funds from projects that completed under budget or canceled, and unused program administration funds;

WHEREAS, activities proposed in the Substantial Amendment seek to address the City's timeliness ratio and help to prevent, prepare for, and respond to the Coronavirus;

WHEREAS, HUD granted the City an expedited 5-day public comment period under flexible CARES Act provisions, and the 5-day public comment period commenced on May 10, 2021 and concluded on May 17, 2021;

WHEREAS, the draft of the proposed Substantial Amendment was reviewed and approved by the Community Services and Development Commission (CSDC) and the Housing Advisory Commission (HAC) on April 28, 2021;

WHEREAS, HUD regulations require the City Council to adopt the Substantial Amendment to the 2020/2021 Action Plan before it is submitted to HUD for review; and

WHEREAS, a public hearing is required to receive citizen input, which public hearing was duly held before the City Council on May 20, 2021 in accordance with HUD requirements; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON

Section 1. The City Council hereby approves and adopts the City of Medford's Substantial Amendment to the 2020/2021 Action Plan, for the purpose of fulfilling the regulatory requirements of the Community Development Block Grant program, as required by the U.S. Department of Housing and Urban Development. The Substantial Amendment in its entirety is on file in the City Recorder's office and a summary of the Amendment is attached hereto as Exhibit A and incorporated herein.

RESOLUTION NO. 2021-40

Section 2. This Resolution shall become effective immediately upon its passage by the Council and approval by the Mayor.

PASSED by the Council and signed by me in authentication of its passage this 20th day of May, 2021.

ATTEST: _____ _____

Acting City Recorder Mayor

RESOLUTION NO. 2021-40

EXHIBIT A

Summary of Proposed Substantial Amendments to the 2020/21 Action Plan

AVAILABLE RESOURCES					
Available resources from 2020/21 program income				$	53,458.00
Available resources from prior years				$	120,251.64
Funds previously allocated to ColumbiaCare for acquisition				$	219,391.96
Funds previously allocated to Planning Department for environmental reviews				$	5,000.00
Medford Senior Center – Canceled project to replace water line at 510 E. Main Street due to circumstances arising from the Coronavirus pandemic				$	142,000.00
PROPOSED ALLOCATIONS					
Agency	**Project**	**Planned Activity**	**Outcomes**	**Funding**	**Status/Comments**
ColumbiaCare	Acquisition of 1316 W. Main Street for Veterans Housing	Zero percent, deferred loan to acquire and rehabilitate existing home, currently owned by OnTrack Rogue Valley, to create a permanent co-housing option for Veterans.	5 Veterans	$ (355,146.00)	Original loan increased from $219,391.96 in response to the housing market and limited inventory in permitted zone of MFR15+ or commercial.
City of Medford Planning Department	Planning/Capacity Building	Funds to procure a consultant to develop an opertions plan for a navigation center.	TBD	$ (55,000.00)	Allocate $50,000 to procure a consultant, in collaboration with community partners, to develop a proposed, long-term sustainable operations plan for the potential creation of a navigation center. Allocate original environmental review funding of $5,000 to complete Phase I on two prospective lots.
OnTrack Rogue Valley	Renovation of 421 W 10th Street for Lease to Rogue Retreat for Longer-Term, Non-Congregate Shelter	Zero interest, deferred loan to renovate the interior with a larger kitchen and accessible bathroom to be leased to Rogue Retreat as a resource supporting the efforts of the Chronically Homeless Outreach Partnership. This unit will provide longer-term, non-congregate (co-housing) shelter for homeless men transitioning from the Kelly Shelter that have been working with the Medford Livability Team.	8 persons	$ (50,246.00)	New project proposed to support partnership with ColumbiaCare, OnTrack, and Rogue Retreat. ColumbiaCare was having extreme difficulty locating a house in a permitted zone, and OnTrack was looking to sell 1316 W. Main and lease 421 W. 10th.
City of Medford, through Rogue Retreat	Lease 421 W 10th Street in Support of the Chronically Homeless Outreach Partnership (CHOP)	Funds to lease an existing home owned by OnTrack Rogue Valley, for 12 months at a rate of $2,200 per month. Activity supports the efforts of the CHOP, a City-assembled pilot program to provide longer-term shelter options for homeless men transitioning from the Kelly Shelter, that have been working with the Medford Livability Team.	same 8 as above	$ (26,400.00)	New project proposed to support homeless residents working with the Livability Team and Rogue Retreat, through the CHOP. These individuals are currently residing at 1316 W. Main Street. If approved, they would relocate to 421 W. 10th Street. Providence funded the first year of lease payments for the pilot at 1316 W Main. Partners will continue to explore self-sustaining operations during the program year.
City of Medford Public Works	ADA Audible Push Button Traffic Signals	Funds to purchase six Guardian Wave FS 912 audible push button traffic signals to be installed by City staff at the corners of Springbrook Road and Roberts Road; and Barnett Road and Murphy Road to provide two persons with disabilities safer access to pedestrian routes to and from work.	2 individuals	$ (3,360.00)	New project proposed as a pilot to explore using CDBG funds in the future on a larger scale. Project was approved for funding by the Community Services and Development Commission on February 17,2021.
Balance Remaining for Future Allocation:				$	49,949.60

CERTIFICATIONS

July 1, 2020 – June 30, 2021

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

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Drug-Free Workplace Certification

7. By signing and/or submitting this application or grant agreement, the grantee is providing certification. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification or otherwise violates the requirement of the Drug-Free Workplace Act, HUD, in addition to other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

8. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

9. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority of State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

10. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

11. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Places of Performance: City of Medford Planning Department
200 S. Ivy Street
Medford, Oregon 97501

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

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

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

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

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

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

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

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

Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

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

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

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

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

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

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

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

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

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

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

Signature/Authorized

Gary H. Wheeler, Mayor
City of Medford

5-13-2020
Official Date

ASSURANCES

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
-	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Medford	05/08/2020

SF-424D (Rev. 7-97) Back

SF-424

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:
☐ Preapplication	☒ New
☒ Application	☐ Continuation
☐ Changed/Corrected Application	☐ Revision
	* If Revision, select appropriate letter(s):
	* Other (Specify):

* 3. Date Received: 05/15/2020	4. Applicant Identifier:
5a. Federal Entity Identifier:	5b. Federal Award Identifier: B-20-MC-41-0005
State Use Only:	
6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Medford
* b. Employer/Taxpayer Identification Number (EIN/TIN): 93-6002207	* c. Organizational DUNS: 0307885170000

d. Address:

* Street1:	200 S Ivy Street
Street2:	
* City:	Medford
County/Parish:	Jackson
* State:	OR: Oregon
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	97501-8601

e. Organizational Unit:

Department Name: Planning Department	Division Name: Housing/Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Mrs.	* First Name:	Angela
Middle Name:	Renae		
* Last Name:	Durant		
Suffix:			
Title:	Principal Planner/CDBG Program Manager		
Organizational Affiliation:			
* Telephone Number:	541-774-2390	Fax Number:	541-618-1708
* Email:	angela.durant@cityofmedford.org		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

Entitlement Jurisdiction

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Medford 2020-2024 Consolidated Plan and 2020-2021 Action Plan for Housing and Community Development

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: OR-002 * b. Program/Project: OR-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020 * b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	735,536.00
* b. Applicant	0.00
* c. State	116,693.68
* d. Local	0.00
* e. Other	56,262.28
* f. Program Income	110,000.00
* g. TOTAL	1,018,491.96

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Gary

Middle Name: H.

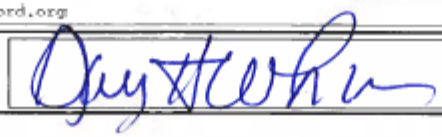
* Last Name: Wheeler

Suffix:

* Title: Mayor

* Telephone Number: 541-774-2000 Fax Number: 541-618-1700

* Email: Gary.Wheeler@cityofmedford.org

* Signature of Authorized Representative:  * Date Signed: 05/08/2020

AFFIDAVIT

RECEIVED
APR 23 2020
PLANNING DEPT.

City of Medford
411 W 8TH STREET #380
Medford, OR 97501

Affidavit of Publication
THIS IS NOT A BILL

State of Oregon
County of Jackson

CASE NO.

I, Charles Duncan, being first duly sworn, depose and say that I am the principal clerk of Medford Mail Tribune, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed at Medford in the aforesaid county and state; that the PUBLIC NOTICE, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 successive and consecutive *insertion(s)* in the following issues 4.7.20 (HERE SET FORTH DATES OF ISSUE)

Subscribed and sworn to before me this 17th day of April, 2020.

OFFICIAL STAMP
TERRIE ROGERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 979444
MY COMMISSION EXPIRES SEPTEMBER 24, 2022

NOTARY PUBLIC FOR OREGON

My commission expires 24th day of Sept., 2022

Rosebud Media – Mail Tribune – Ashland Tidings
111 N Fir St
Medford, OR 97501

PUBLICATION	EXPIRE DATE	AD CAPTION	# TIMES	AMOUNT	PO
Mail Tribune	4.7.20	Notice of Public Hearing	1	319.95	P0298975

NOTICE OF OPENING OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a 30-day public comment period for the City of Medford's draft 2020-2024 **Consolidated Plan for Housing and Community Development** and the 2020-2021 **Action Plan** will commence on Tuesday, April 7, 2020, and close on Thursday, May 7, 2020 to solicit citizen input regarding the **Consolidated Plan** and **Action Plan**. The City Council, City of Medford, will hold a public hearing on Thursday, May 7, 2020, at 6:00 p.m. for the purpose of soliciting citizen input on the Consolidated Plan and Action Plan. This meeting may be held in the Council Chambers of Medford City Hall, 411 W. 8th Street or occur virtually in order to maintain social distancing measures during the COVID-19 Emergency Declaration. Please visit http://www.cityofmedford.org for the latest details.

The City of Medford is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds. The Consolidated Plan is a comprehensive planning document for CDBG that identifies the City's overall needs for housing and community development and outlines a five–year strategy to address those needs adopted by Medford City Council. The purpose of the Consolidated Plan is to provide the framework for annual decisions on the use of CDBG funds provided by the U.S. Department of Housing and Urban Development (HUD). The Action Plan establishes priorities and outlines annual funding decisions for the upcoming program year. The City's 2020/21 annual allocation from HUD is $735,536. Additional expected resources include $172,955.26 in program income received from previous CDBG programs and Neighborhood Stabilization Program funds to be reallocated through the City's CDBG program. Additional resources may become available during the 30-day public comment period. If the City receives less than the anticipated 2020/21 annual allocation, the variance will be spread across all awarded projects or programs based on a percentage of each award to the total funds available in the associated category. If the City receives greater than the anticipated 2020/21 annual allocation, the additional funds will be allocated to activities that support COVID-19 relief. All funding will be recommended by the Medford Community Development Grants Commission and approved by Medford City Council.

HOUSING & COMMUNITY DEVELOPMENT PROJECTS

1. Housing Authority of Jackson County – Homeowner Repair Program: $200,000
Funding will provide zero interest, deferred loans to low- and moderate-income Medford homeowners for the correction of recognized hazards to health and safety.

2. Rebuilding Together Rogue Valley – Accessibility Improvements for Elders and Persons with Disabilities: $25,000
Funding will improve accessibility and safety for elderly Medford residents of owner-occupied and rental housing units through the implementation of modular ramps, repairing steps, and implementation of hand rails.

3. ColumbiaCare – Veteran's Housing: $219,391.96
Funding will support property acquisition in Medford, Oregon that will be converted to a transitional housing facility for low-income veterans.

4. OnTrack – Strengthening the Foundations: $20,000
Funding will provide zero interest, deferred loans to replace the roofs on two permanent supportive housing buildings located at 518-520 Hamilton Street in Medford, Oregon.

5. Medford Senior Center – Water Line Replacement: $142,000
Funding will provide a zero interest, deferred loan to replace the failing main water line at 510 E. Main Street, in order to continue serving seniors.

6. Southern Oregon University's Small Business Development Center – Hispanic and Underserved Community Business Support: $25,000
Project proposes to expand economic opportunities for low- to moderate-income individuals through providing technical assistance to microenterprises. Targeted outreach to the Hispanic population will be provided through the hiring of a part-time bilingual employee.

PUBLIC SERVICES – $110,000
The following nonprofit agencies will be receiving grants for public service program expenses during the 2020/21 program year:

Youth 71Five Ministries $20,000
Jackson County Sexual Assault Response Team (SART) $4,000
Rogue Retreat $37,000
Hearts With A Mission $18,500
Maslow Project $12,500
Community Volunteer Network – Foster Grandparent $6,000
Center for NonProfit Legal Services $6,000
Jackson County Child Abuse Task Force/Children's Advocacy Center $6,000

PROGRAM ADMINISTRATION & PLANNING ACTIVITIES – $167,099.30

Copies of the City's draft Consolidated Plan and Action Plan are available for public review on the City's website at http://www.cityofmedford.org or by contacting the Medford Planning Department at 541-774-2380 or planning@cityofmedford.org. Citizens needing translation services or other special accommodations may contact the Planning Department 10 days prior to the hearing to request these services. A summary of public comments will be incorporated into the final document prior to submission to HUD.

April 7, 2020

RESOLUTIONS

RESOLUTION NO. 2020-54

A RESOLUTION adopting the 2020-2024 Consolidated Plan for the purpose of fulfilling the regulatory requirements of the Community Development Block Grant (CDBG) program, as required by the U.S. Department of Housing and Urban Development.

WHEREAS, the City of Medford is an entitlement jurisdiction receiving annual Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD); as a prerequisite to receiving future, annual entitlement allocations, HUD requires the City to complete a five-year, Consolidated Plan for the time period commencing July 1, 2020; and

WHEREAS, a Consolidated Plan is a comprehensive planning document that identifies the City's overall housing and community development needs for assisting low- to moderate-income persons and households; the Consolidated Plan specifically identifies the priority needs, goals, and strategies to provide a framework for annual funding decisions made by City Council for the next five years; and

WHEREAS, the final draft of the proposed Consolidated Plan was reviewed and approved by the Housing Advisory Commission (HAC) on April 29, 2020, and the Community Development Grants Commission (CDGC) on May 6, 2020; and

WHEREAS, HUD regulations require the City Council to adopt the 2020-24 Consolidated Plan before it is submitted to HUD for review; and

WHEREAS, a public hearing is required to receive citizen input, which public hearing was duly held on May 7, 2020 in accordance with HUD requirements; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON that the City of Medford's 2020-2024 Consolidated Plan, for the purpose of fulfilling the regulatory requirements of the Community Development Block Grant (CDBG) program, as required by the U.S. Department of Housing and Urban Development, which Plan is on file in the City Recorder's office, is hereby adopted.

PASSED by the Council and signed by me in authentication of its passage this 7 day of May, 2020.

ATTEST: Karen M Spoons
City Recorder

Mayor

Resolution No. 2020-54

RESOLUTION NO. 2020-55

A RESOLUTION adopting the 2020-2021 Action Plan for the purpose of fulfilling the regulatory requirements of the Community Development Block Grant (CDBG) program, as required by the U.S. Department of Housing and Urban Development.

WHEREAS, the City of Medford is an entitlement jurisdiction receiving annual Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, as a prerequisite to receive annual entitlement allocations for the coming fiscal year, HUD requires the City to complete an annual Action Plan that outlines the HUD-eligible programs, projects, and administration and planning activities to be implemented during the program year of July 1, 2020, through June 30, 2021; and

WHEREAS, the activities identified in the Action Plan must align with the goals and strategies set forth in the City's 2020-2024 Consolidated Plan; and

WHEREAS, the final draft of the proposed Action Plan was reviewed and approved by the Housing Advisory Commission (HAC) on April 29, 2020, and the Community Development Grants Commission (CDGC) on May 6, 2020; and

WHEREAS, HUD regulations require the City Council to adopt the 2020-2021 Action Plan before it is submitted to the HUD for review; and

WHEREAS, a public hearing is required to receive citizen input which public hearing was duly held on May 7, 2020 in accordance with HUD requirements; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON that the City of Medford's 2020-2021 Action Plan, for the purpose of fulfilling the regulatory requirements of the Community Development Block Grant (CDBG) program, as required by the U.S. Department of Housing and Urban Development, which Plan is on file in the City Recorder's office, is hereby adopted.

PASSED by the Council and signed by me in authentication of its passage this 7 day of May, 2020.

ATTEST: Karen McCrackin
City Recorder

Mayor

Resolution No. 2020-55