

**City of Medford  
Community Development Block Grant  
(CDBG) Program**



**MEDFORD**  
OREGON

**2020/21 Consolidated  
Annual Performance  
Evaluation Report (CAPER)**

July 1, 2020 through June 30, 2021

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## CR-05 - Goals and Outcomes 91.520(a), 91.520(g)

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**  
*This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.*

The 2020/21 program year (PY), referred to hereafter as the 2020 PY, marked the first year of the City of Medford's 2020-24 Consolidated Plan. Throughout the year, the City focused primarily on strategies to increase services and emergency shelter options for individuals experiencing homelessness, reduce barriers to the development of affordable housing, improve housing stability for households at risk of becoming homeless, and increase overall sustainable community capacity to address homelessness, including during the Coronavirus pandemic and aftermath of the Almeda Fire. A summary of recent history, initiatives, and highlights proposed and executed throughout the program year include the following:

- On Tuesday, September 8, 2020, the Almeda Fire devastated the Rogue Valley, the worst wildfire experienced in the Rogue Valley's history, destroying over 2,800 structures and displacing around 3,000 residents, severely impacting low- and fixed-income and minority households and particularly affecting those in manufactured housing located in manufactured housing parks.
- Secured \$2.55 million in Project Turnkey funding from the Oregon Community Foundation to acquire the Redwood Inn Motel to convert to non-congregate shelter/temporary housing to support Almeda Fire victims and homeless individuals, with Rogue Retreat as the primary operator and owner. Prospective partners identified include ACCESS, Maslow Project, and the Housing Authority of Jackson County, among others. The City also secured \$120,000 in Providence funding to dedicate four units to recuperative care with another five units dedicated to Jackson County Health to support COVID patients.
- Secured \$2.5 million for the development of a navigation center, a 24/7 low-barrier emergency shelter with wraparound services, from the State of Oregon Legislature under HB 2004 for funding and HB 2006 for policy.
- Nominated from over 2,000 CDBG subrecipients and selected as one of the top 16 presenters out of a pool of 30 prospective presenters, Principal Planner Angela Durant presented at HUD's CDBG Best Practices webinar series under Leveraging CDBG Funds on November 18, 2020.
- Added two seats on the Community Services and Development Commission (CSDC) for those with lived experience regarding matters of homelessness and charged with representing as the advisory body to Medford City Council on matters related to homelessness.

- Continued to support operations of the COVID-19 temporary homeless campground known as the Urban Campground (following the Center for Disease Control guidelines, incorporating proper social distancing measures) in partnership with Rogue Retreat, the Medford Police Department/Livability Team, and several other community partners,
- Developed and supported the Medford Severe Weather Shelter pilot program to assist with shelter resources when severe weather events are declared by the City through assistance from the following community partners: ACCESS, Addictions Recovery Center, the Continuum of Care, Jackson County Health and Human Services, Medford Gospel Mission, Medford Senior Center, Rogue Retreat, and St. Vincent de Paul.
- Began developing the 6-Step Toolkit for the Development of Affordable Housing through consulting with Luken Solutions and an adhoc team created with Housing Advisory Commission (HAC) commissioners, Housing Pipeline members, and CSDC commissioners to assist with helping garner community support for affordable housing projects.
- Continued to support the Chronically Homeless Outreach Partnership (CHOP), which leased the Summit House through OnTrack Rogue Valley to provide transitional housing to five homeless men.
- Developed the Housing Capacity Analysis (HCA) and the Housing Production Strategy (HPS) through consultant ECONorthwest, funded by the Department of Land Conservation and Development (DLCD).

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Table 1 on page 7 provide comparisons of expected versus actual outcomes accomplished during the 2020 PY— please see Table 1 for descriptions of objectives referenced in this section. The City exceeded or achieved expectations in categories summarized below:

#### Homeless Services and Housing

##### **Homeless Person Overnight Shelter**

Rogue Retreat's Kelly Shelter program, the only year-round emergency shelter in Jackson County, exceeded performance outcomes, serving 282 homeless individuals versus 240 anticipated with emergency shelter and services.

Maslow Project exceeded performance outcomes by serving 73 homeless youth and families with housing navigation services versus 59 anticipated.

## Increase Opportunities for Low- to Moderate-Income (LMI) and Special Needs Residents to Become Self-Sustaining

### **Homelessness Prevention**

Community Works exceeded performance outcomes by serving 27 domestic violence survivors (thus far) with rental assistance versus 13 anticipated through CDBG-CV/CARES Act funding used to prevent, prepare, or respond to the coronavirus.

St. Vincent de Paul exceeded performance outcomes by serving 291 LMI households with rental assistance versus 200 anticipated through CDBG-CV/CARES Act funding.

### **Public Service Activities other than Low/Moderate Income Housing Benefit**

Center for NonProfit Legal Services' 2020 CDBG program exceeded performance outcomes by serving 28 LMI individuals with housing-related legal services.

Children's Advocacy Center exceeded performance outcomes, serving 58 abused and neglected children with therapy and services versus 29 anticipated.

### **Neighborhood Revitalization**

The 2017 Youth 71Five Ministries' public facility rehabilitation for the fire station to convert into a neighborhood youth center experienced an error in forecasting original performance outcomes. According to Low/Mod Area Benefit (LMA), this project is estimated to serve 3,940 individuals, based on HUD provided Census data. However, given the target population of neighborhood youth and limited capacity caused by COVID-19 social distancing requirements, 71 individuals were reported visiting the center during the grand opening. With services ongoing, the center will continue to make a positive impact on the neighborhood for years to come.

Categories that did not meet anticipated performance outcomes are summarized below:

## Affordable Housing

### **Homeowner Housing Added**

Habitat for Humanity (HfH) nearly achieved anticipated project completion from PY 2017 for 1026 W 10<sup>th</sup> St. Two out of three homebuyers successfully purchased affordable townhomes. The third homebuyer experienced challenges with securing and maintaining employment, due to the COVID-19 pandemic. HfH anticipates locating a new eligible homebuyer in the next PY to purchase the third townhome, at which time performance outcomes will be achieved.

### **Homeowner Housing Rehabilitated**

Rebuilding Together Rogue Valley's (RBTRV) 2019 and 2020 projects fell short of performance outcomes, due to staff turnover, increased construction costs, and not fully expending 2019 and 2020 funding. The City is working closely with RBTRV to assist through staff transition and completion of projects.

The Housing Authority of Jackson County's (HAJC) 2019 and 2020 Homeowner Repair Program (HRP) fell short of performance outcomes due to contractor/workforce and supply shortage

caused by the COVID-19 pandemic, extended timeframes for project completion, and increased overall construction costs. HAJC's 2020 HRP has not fully expended funding; project is anticipated to be completed in PY 21.

### **Housing for Homeless Added**

During the initial property search, ColumbiaCare experienced challenges with identifying a viable property, related to the competitive housing market, restrictive inventory from the Alameda Fire, and restrictions resulting from COVID-19. To remedy circumstances, City Council approved a funding increase to ColumbiaCare in May 2021, for the purchase of 1316 W Main Street (from OnTrack Rogue Valley) and to cover additional expenses including pre-development assessments, exterior paint, a new sump pump, and replacement fencing. Property is anticipated to close in August 2021.

### **Rental Units Rehabilitated**

OnTrack Rogue Valley experienced project delays due to delays in the environmental review process and staff capacity. Project is anticipated to be completed in the 21 PY.

RBTRV's 2020 project, which include the rehabilitation of rental units to increase accessibility for those with disabilities, has experienced delays due to staff turnover.

### Homeless Services and Housing

#### **Public facility or infrastructure activities other than low-/moderate-income housing benefit**

The property renovation for the Addictions Recovery Center (ARC) 2019 project experienced reduced performance outcomes, serving 7 homeless individuals in addiction recovery with transitional housing versus 20 expected. Due to project completion delays, when project ended, a maximum of 3 residents were permitted to live in the facility at one time, due to COVID-19 capacity restrictions. Prior to COVID-19, 6 residents were considered full capacity. The ARC plans on returning to pre-pandemic capacity once the pandemic subsides.

OnTrack's 2019 roofs replacement project to support new transitional housing for homeless individuals in addiction recovery also experienced reduced performance outcomes due capacity restrictions caused by the COVID-19 pandemic, serving 13 individuals versus 30 anticipated.

### **Homeless Person Overnight Shelter**

Two programs/projects, the lease of 421 W 10<sup>th</sup> Street in support of the CHOP by the City of Medford through Rogue Retreat and the renovation of 421 W 10<sup>th</sup> Street for lease to Rogue Retreat for non-congregate shelter from OnTrack, have not yet started, as these were included in the recent Substantial Amendment of the 2020 Action Plan. Performance will be provided in the next PY.

Hearts With A Mission's emergency youth shelter experienced reduced performance outcomes from 150 homeless youth expected to 101 served, due to misestimating.

### **Overnight/Emergency Shelter/Transitional Housing Beds Added**



Youth 71Five's 2017 project experienced delays in construction to convert 11 Almond Street to a dormitory-style transitional housing complex and vocational training facility for homeless youth. Certificate of Occupancy was awarded in June 2021 with anticipated project completion/occupancy for homeless youth in September 2021.

#### Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining

##### **Public Service Activities other than Low/Moderate Income Housing Benefit**

Community Volunteer Network's Foster Grandparent program, serving senior volunteers by matching them with children to provide tutoring and mentoring, fell short of anticipated performance outcomes by serving 21 seniors versus 30, due to the COVID-19 pandemic and Alameda Fire.

Jackson County Sexual Assault Response Team (SART) fell slightly short of expected outcomes due to impacts from COVID-19 and misestimating, serving 42 sexual assault survivors versus 44 anticipated.

The YMCA's and Kid's Unlimited's City of Medford CDBG-CV/CARES Act Child Care programs are just starting and have not yet had a chance to report performance. Performance outcomes will be reported in the next PY.

Youth 71Five Ministries Vocational Training program fell short of performance outcomes, serving 29 homeless youth versus 74 anticipated, due to impacts from the COVID-19 pandemic. The Jackson County Juvenile Department temporarily postponed participation from the Barriers 2 Bridges program, a residential treatment program at the Jackson County Community Justice Juvenile Division for juveniles ages 14 to 18, until classes were added to increase capacity for social distancing. Distance learning also brought challenges with maintaining active engagement from participants.

Center for Nonprofit Legal Services (CNPLS) program through the CDBG-CV/CARES Act funding fell short of performance outcomes, due to challenges encountered from the COVID-19 pandemic. Staff is working closely to complete reimbursements and ensure that funding will be expended during the next PY.

#### Neighborhood Revitalization

##### **Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit**

The City of Medford Public Works' ADA Audible Push Button Traffic Signals project was recently approved under the 2020 Substantial Amendment; project will complete during the next PY.

The 2019 Compass House property renovation to serve individuals with disabilities experienced ongoing delays during PY 2020, related to COVID-19. Agency experienced funding uncertainties, staff changes, and construction labor concerns. City staff continues to work with the Executive Director, and project is on track for completion during the PY 2021.

## Community and Economic Development

### **Businesses Assisted**

Southern Oregon University's Small Business Development Center's project is beginning; as this is the first time the City has funded an economic development project of this nature, staff continues to research guidelines and provide technical assistance to SOU. Project is expected to complete during the next PY.

Table 1 – Accomplishments – 2020/21 Program Year

Goal	Description	Indicator	Expected Outcome	Actual Outcome	Unit of Measure	Percent Complete
1	<b>Affordable Housing</b> 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.	<b>Homeowner Housing Rehabilitated</b> <ul style="list-style-type: none"> <li>- Housing Authority of Jackson County 2020 (4)</li> <li>- Housing Authority of Jackson County 2019 (2)</li> <li>- Rebuilding Together Rogue Valley 2020 (0)</li> <li>- Rebuilding Together Rogue Valley 2019 (4)</li> </ul>	27	10	Housing Units	37.04%
		<b>Housing for Homeless Added</b> <ul style="list-style-type: none"> <li>- ColumbiaCare (0)</li> </ul>	5	0	Households	0%
		<b>Rental Units Rehabilitated</b> <ul style="list-style-type: none"> <li>- OnTrack Rogue Valley (0)</li> <li>- Rebuilding Together Rogue Valley 2020 (0)</li> </ul>	10	0	Housing Units	0%
		<b>Homeowner Housing Added</b> <ul style="list-style-type: none"> <li>- Habitat for Humanity – 1026 W 10<sup>th</sup> Street 2017 (2)</li> </ul> *Not listed in IDIS table	0	2	Housing Units	N/A*

Goal	Description	Indicator	Expected Outcome	Actual Outcome	Unit of Measure	Percent Complete
2	<b>Support and Strengthen Homeless Services and Housing</b> 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).	<b>Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit</b> <ul style="list-style-type: none"> <li>- Addictions Recovery Center 2019 (7)</li> <li>- OnTrack 2019 (13)</li> </ul> *Not listed in IDIS table	0	20	Persons Assisted	N/A*
		<b>Homeless Person Overnight Shelter</b> <ul style="list-style-type: none"> <li>- City of Medford through Rogue Retreat – 421 W 10<sup>th</sup> St Lease (0)</li> <li>- Hearts With A Mission (101)</li> <li>- OnTrack – Renovation of 421 W 10<sup>th</sup> St (0)</li> <li>- Rogue Retreat – Kelly Shelter (282)</li> </ul>	406	383	Persons Assisted	94.33%
		<b>Public Service Activities other than LMI Housing Benefit:</b> <ul style="list-style-type: none"> <li>- Maslow Project (73)</li> </ul>	59	73	Persons Assisted	123.73%

Goal	Description	Indicator	Expected Outcome	Actual Outcome	Unit of Measure	Percent Complete
3	<b>Increase Opportunities for Low-to Moderate-Income and Special Needs Residents to Become Self-Sustaining</b> 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.	<b>Public Service Activities other than LMI Housing Benefit:</b> <ul style="list-style-type: none"> <li>- Center for NonProfit Legal Services (28)</li> <li>- Children's Advocacy Center (58)</li> <li>- Community Volunteer Network (21)</li> <li>- Jackson County Sexual Assault Response Team (SART) (42)</li> <li>- Youth 71 Five Ministries - Vocational Training (29)</li> </ul>	192	178	Persons Assisted	92.71%
		<b>Homelessness Prevention</b> <u>CDBG-CV:</u> <ul style="list-style-type: none"> <li>- Community Works 2019 (27)</li> <li>- St. Vincent de Paul 2019 (291)</li> </ul>	0	318	Persons Assisted	N/A

Goal	Description	Indicator	Expected Outcome	Actual Outcome	Unit of Measure	Percent Complete
4	<b>Improve Quality of Life through Neighborhood Revitalization</b> 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.	<b>Public Facility or Infrastructure Activities other than LMI Housing Benefit</b> <ul style="list-style-type: none"> <li>- City of Medford Public Works (0)</li> <li>- Youth 71 Five Public Facility Rehabilitation 2017 (3,940)</li> </ul>	2	3,940	Persons Assisted	197,000%
5	<b>Support and Promote Community and Economic Development Efforts that Support Economic Stability</b> 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.	<b>Businesses Assisted</b> <ul style="list-style-type: none"> <li>- Southern Oregon University (SOU) Small Business Development Center (SBDC)</li> </ul>	95	0	Businesses Assisted	0%

Table 2 – Strategic Plan to Date (2020-24 Consolidated Plan)

Goal	Description	5-Year Funding	Indicator	Expected Outcome	Actual Outcome	Unit of Measure	Percent Complete
1	Affordable Housing	\$2,280,099	Homeowner Housing Rehabilitated	110	10	Housing Units	9.09%
			Rental Housing Rehabilitated	45	0	Housing Units	0%
			Housing for Homeless Added	30	0	Housing Units	0%
			Homeowner Housing Added *Not listed in ConPlan	N/A	2	Housing Units	N/A *Not listed in ConPlan
2	Homeless Services & Housing	\$277,500	Homeless Person Overnight Shelter	1,440	383	Persons	26.60%
			Overnight/Emergency Shelter/Transitional Housing Beds Added *Not listed in ConPlan	N/A	0	Beds	N/A *Not listed in ConPlan
			Public Service Activities other than Low/Moderate Income Housing Benefit *Not listed in ConPlan	0	73	Persons	N/A *Not listed in ConPlan
			Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit *Not listed in ConPlan	0	20	Persons	N/A *Not listed in ConPlan
3	Public Services	\$272,500	Public Service Activities other than LMI Housing Benefit	775	178	Persons	22.97%
			Homelessness Prevention	375	318	Persons	84.8%
4	Neighborhood Revitalization	\$710,000	Public Facility/Infrastructure other than LMI Housing Benefit	1,900	3,940	Persons	207%
5	Community & Economic Development	\$125,000	Businesses Assisted	475	0	Businesses	0%

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Medford's Consolidated Plan and Action Plan call for CDBG investments to accomplish five goals. The goals and accomplishments made during the 2020 PY are referenced below:

### **Goal 1) Expand and Improve Affordable Housing Options**

Under the 2020-24 Consolidated Plan, the City allows for the use of several strategies to improve and maintain existing housing and to create more opportunities for LMI residents to secure affordable and livable housing. Strategies incorporated during the 2020 PY included no-interest loans for housing rehabilitation for homeowners, property acquisition to convert to homeless housing for veterans, permanent supportive housing rehabilitation for those recovering from addiction, increasing accessibility through modular ramps for persons of disabilities, and development of affordable homeowner housing.

Homeowner Housing Rehabilitated: The City, through its Homeowner Repair Program administered by the Housing Authority of Jackson County (HAJC), expended \$45,751.00 in 2019 and \$120,191.34 in 2020 entitlement funds to provide zero-interest, deferred loans to 6 LMI homeowners in need of rehabilitation to correct hazards and conditions affecting health and affordability. One home was improved to meet an Energy Star rating, all were brought from substandard to standard condition, two homeowners were senior citizens, and one home was made accessible. Activities included repairing roofs; failing heating, plumbing, and sewage systems; unsafe wiring; weatherization; and other minor emergency repairs. Given Medford's high percentage of aged housing stock, the City continues to prioritize this program to maintain decent and affordable housing for existing homeowners.

In addition, through the 2019 Rebuilding Together Rogue Valley (RBTRV) project, four homeowners increased accessibility and safety for households of persons with disabilities through the implementation of modular ramps.

Homeowner Housing Added: Habitat for Humanity (HfH) nearly achieved anticipated performance outcomes from 1026 W 10th Street, which previously expended \$98,051 in 2017 CDBG funds. Two out of three homebuyers successfully purchased affordable townhomes. The third homebuyer experienced challenges with securing and maintaining employment due to the COVID-19 pandemic. HfH anticipates locating a new eligible homebuyer in the next PY to purchase the third townhome, at which times performance outcomes will be achieved.

### **Goal 2) Support and Strengthen Homeless Services and Housing**

City Council continues to support and strengthen homeless services and housing through prioritizing addressing homelessness, utilizing the City's Homeless System Action Plan (HSAP) as a driving force to identify key goals and actions to help assist with reducing homelessness in the community.



#### Homeless Person Overnight Shelter:

The City supported Hearts with a Mission (HWAM), Medford's only permanent youth emergency homeless shelter, with \$18,500 to support operations, serving 101 unduplicated homeless youth; the General Fund Grant, a local funding source, also provided leverage of \$25,000.

Rogue Retreat's Kelly Shelter program, the only year-round emergency shelter in Jackson County, utilized \$37,000 in CDBG funding to serve 282 homeless individuals with emergency shelter and services; the General Fund Grant, a local funding source, also provided leverage of \$25,000.

#### Public Service Activities other than LMI Housing Benefit:

Maslow Project served 73 homeless, and at risk of experiencing homelessness, youth and families with housing navigation services versus 59 anticipated with \$12,500; the General Fund Grant, a local funding source, also provided leverage of \$30,850.

#### Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit:

The City supported individuals recovering from addiction with transitional housing rehabilitation through CDBG funding of \$26,519 for Addictions Recovery Center and \$17,900 for OnTrack, serving 7 and 13 individuals respectively.

### **Goal 3) Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining**

As in past program years, City Council granted the full HUD allowable CDBG public service allocation for 2020 of \$110,000 to eight nonprofits addressing priority needs including homeless and homelessness prevention services; emergency shelter services; vocational training for homeless youth; senior services; legal services; therapy for abused and neglected children; and vocational training for homeless individuals. Public service activities were supported through Center for NonProfit Legal Services, Children's Advocacy Center, Community Volunteer Network, Hearts With A Mission (served under Goal 2), Jackson County Sexual Assault Response Team (SART), Maslow Project (served under Goal 2), Rogue Retreat (served under Goal 2), and Youth 71Five Ministries, collectively serving 634 individuals with public services aimed at increasing self-sufficiency.

In addition, through CDBG CARES Act funding, St. Vincent de Paul and Community Works provided rental assistance to LMI households and domestic violence survivors, collectively serving 318 individuals.

#### Public Service Activities other than LMI Housing Benefit:

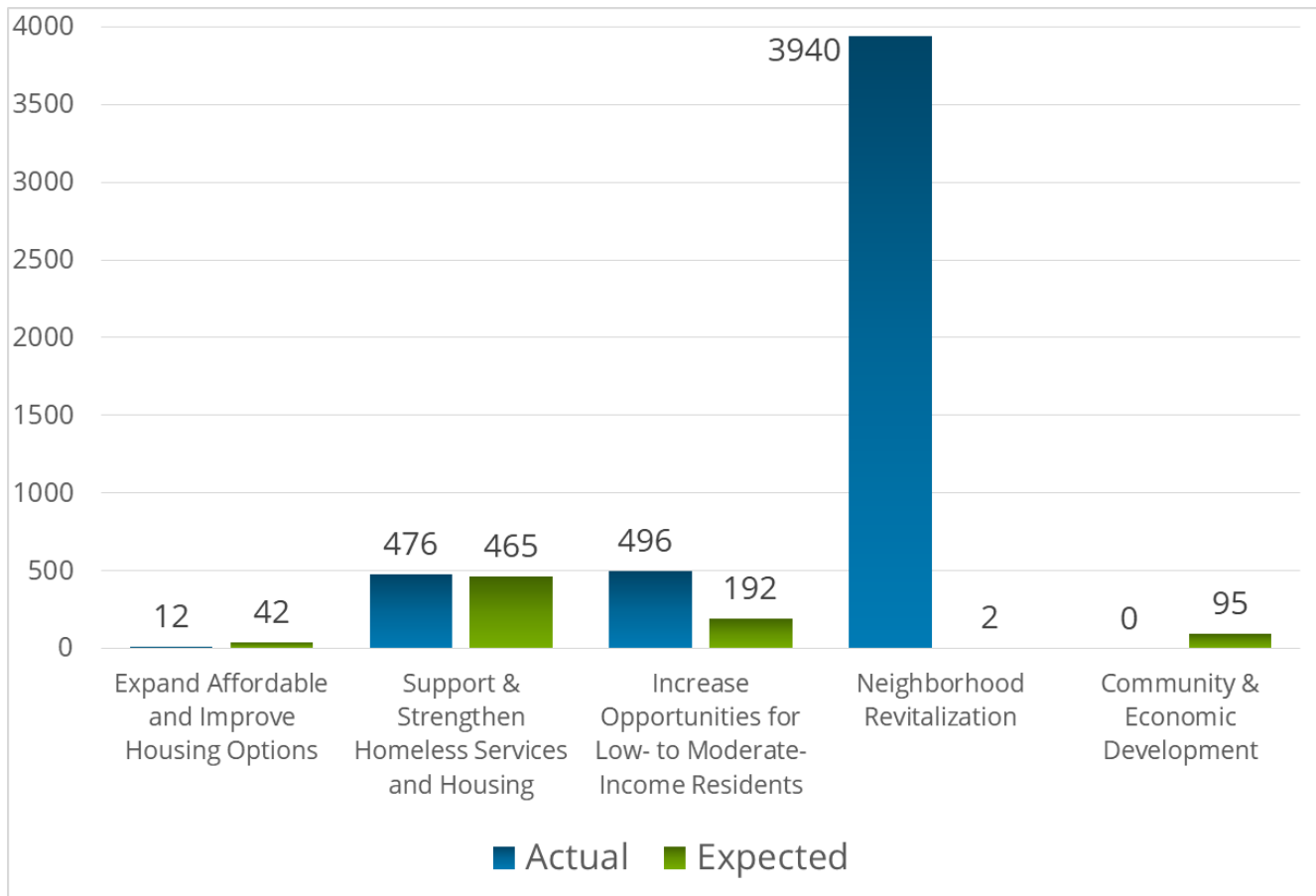
The City supported Center for NonProfit Legal Services, Children's Advocacy Center, Community Volunteer Network, Jackson County Sexual Assault Response Team (SART), and Youth 71 Five Ministries with \$42,000, benefitting 28 LMI individuals with legal services, 58 abused children with therapy services, 21 seniors helping mentor youth, 42 sexual assault survivors with sexual assault exams and support services, and 29 homeless youth with vocational trade education.

## Goal 4) Improve Quality of Life through Neighborhood Revitalization

### Public Facility or Infrastructure Activities other than LMI Housing Benefit:

Youth 71 Five Ministries previously renovated with just under \$25,000 in CDBG funding from 2014, 2015 and 2017 to support a new, neighborhood community youth center. Project completed with the grand opening in May 2021, serving 3,940 via the low- to moderate-income neighborhood; project will continue to support the community for years to come.

**Graph 1 – Accomplishments 2020/21 Program Year**



### **\*Explanations for Reporting Adjustments**

Due to the timing of the current 2020-2024 Consolidated Plan with the allocation of CDBG-CV funding to the 2019 Action Plan (as suggested by HUD), the completion of multiple activities from years prior to 2020, and staff understanding LMA, the City had to adjust data to report accomplishments of 2019 CDBG-CV activities and CDBG activities from years prior to 2020 that expended funding and achieved performance in PY 2020. In addition, staff adjusted the 2017 Youth 71Five Ministries Public Facility Rehabilitation to capture LMA, shifting from 71 individuals to 3,940 individuals served, as project serves neighborhood youth. The following sections have been adjusted to account for this: [CR-05](#), [CR-10](#), and [CR-20](#).

## CR-10 - Racial and Ethnic Composition of Families Assisted 91.520(a)

Describe the families assisted (including the racial and ethnic status of families assisted).

**Table 3 – Assistance to Racial and Ethnic Populations by Source of Funds**

	CDBG
White	865
Black or African American	17
Asian	8
American Indian or American Native	23
Native Hawaiian or Other Pacific Islander	19
<b>Total</b>	<b>932</b>
Hispanic/Latino	197
Not Hispanic/Latino	735

**Table 4 – Assistance to Additional Racial and Ethnic Populations by Source of Funds**

	CDBG
American Indian/Alaskan Native & White	2
Asian & White	0
Black/African American & White	2
American Indian/Alaskan Native & Black/African American	3
Other Multi-Racial	45
<b>Total</b>	<b>52</b>
Hispanic/Latino	16
Not Hispanic/Latino	36

### Narrative

The City invested in nonprofit agencies providing assistance to LMI and special needs beneficiaries of varying race and ethnicity. Table 3 above reflects the total number served as reported in HUD's IDIS. A total of 971 people were served under the categories listed in Table 3. Among all single race beneficiaries, 21.14% were Hispanic/Latino; and 78.86%, not Hispanic/Latino.

Additional races not listed in the IDIS-generated table are referenced in Table 4, including two American Indian or Alaskan Native and White; two Black or African American and White; three American Indian/Alaskan Native and Black/African American; and 45 Other Multi-Racial. Among the combined persons/families, 30.77% identified as Hispanic/Latino.

Table 3 and Table 4 also exclude data for beneficiaries of the Youth 71 Five Ministries Public Facility Rehabilitation, which reported serving 3,940 individuals residing in the low-income neighborhood. Races and ethnicities of this population were not reported.

## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 5 – Resources Made Available

Resources Made Available	Amount Expended During Program Year	Remaining Resources
CDBG: \$1,558,186.29	CDBG: \$463,458.40	CDBG: \$1,094,727.89
<u>CDBG-CV: 958,225.00</u>	<u>CDBG-CV: 175,457.97</u>	<u>CDBG-CV: \$782,767.03</u>
<b>\$2,516,411.29</b>	<b>\$638,916.37</b>	<b>\$1,877,494.92</b>

### Narrative

Resources made available and amounts expended during the 2020 PY were calculated through the IDIS reporting system. Amounts were verified during a review of 2019 and 2020 program year vouchers reported under IDIS PR-07.

The above referenced figures have been used to make appropriate adjustments to PR-26 illustrated in Appendix A. (The PR-26 may vary slightly due to rounding in certain instances.)

**Line 10:** \$235,835.75 was deducted from this line to adjust for 2019 low/mod expenditures drawn during the 2020 program year under Vouchers 6417615 and 6434163, input 9/29/2020 and 11/23/2020. Program Administration and Planning activities were not included in this adjustment. See the summary below:

Voucher/Activity Name	IDIS Activity	Expenditure
<b>Voucher 6434163</b>		
St. Vincent de Paul Housing Move-in	434	\$ (30,000.00)
Maslow Project Safety Net Services	429	\$ (12,957.85)
Hearts With A Mission Shelter Care	424	\$ (10,000.00)
Youth 71Five Vocational Training PSP	430	\$ ( 9,632.91)
Homeowner Repair 2019 PY	428	\$ (16,676.79)
Youth 71Five Youth Center CIP	411	\$ (15,854.89)
<b>Voucher 6417615</b>		
Youth 71Five Youth Center CIP	411	\$ (8,574.89)
St. Vincent de Paul Housing Move-in	434	\$ (1,570.91)
Homeowner Repair 2019 PY	428	\$ ( 130,567.39)
		<b>\$ (235,835.63)</b>

**Line 14:** \$56,003.94 was deducted from line 14 to account for 2019 Program Administration and Planning expenditures drawn during the 2020 PY. Voucher 6434163 was drawn on 11/23/2020, and included the following expenditures that were not included in lines 11 through 13: 1) Program Administration, IDIS #427, \$41,034 and 2) Consolidated Plan, IDIS #435, \$14,969.94.

**Line 20:** \$235,835.63 was deducted from line 19, as all activities referenced above under Line 10 are LMC, LMA or LMJ, and included as directed by IDIS.

**Line 30:** \$64,161.67 was deducted from line 30 to adjust total public service obligations and cap, reflecting 2019 expenditures drawn more than 90 days after the close of the program year for activities 434 (\$31,570.91); 430 (\$9,632.91); 429 (\$12,957.85); and 424 (\$10,000).

**Line 40:** \$56,004.06 was deducted from line 40 as an adjustment to total accrued expenditures for program administration and planning activities that should not be included as 2020 PY expenditures. Specifically, IDIS Activity No. 427, Program Administration (\$41,034.43, Matrix Code 21A) and No. 435 Consolidated Plan (\$14,969.63, Matrix Code 20) were 2019 PY expenditures. The total 2020 PY program administration and planning expenditures totaled \$122,191.36.

**Line 44:** \$250.00 was added to Line 44 to account for a 2020 return of program income from an NSP project that did not show on the PR-26, but that has been receipted in IDIS.

### Identify the geographic distribution and location of investments

The City of Medford did not utilize target areas for distribution of CDBG funds under the 2020/21 Action Plan. The chart below illustrates actual percentages of the allocation of expended CDBG funds, excluding program administration, during the 2020 PY.

**Table 6 – Geographic Distribution and Location of Investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Eligible Block Groups	N/A	0%	Eligible Census Tract/Block Benefit
Citywide	N/A	100%	LMI Individual Benefit

### Narrative

The City expended 100% of available CDBG funding for LMI individual benefit.

### Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

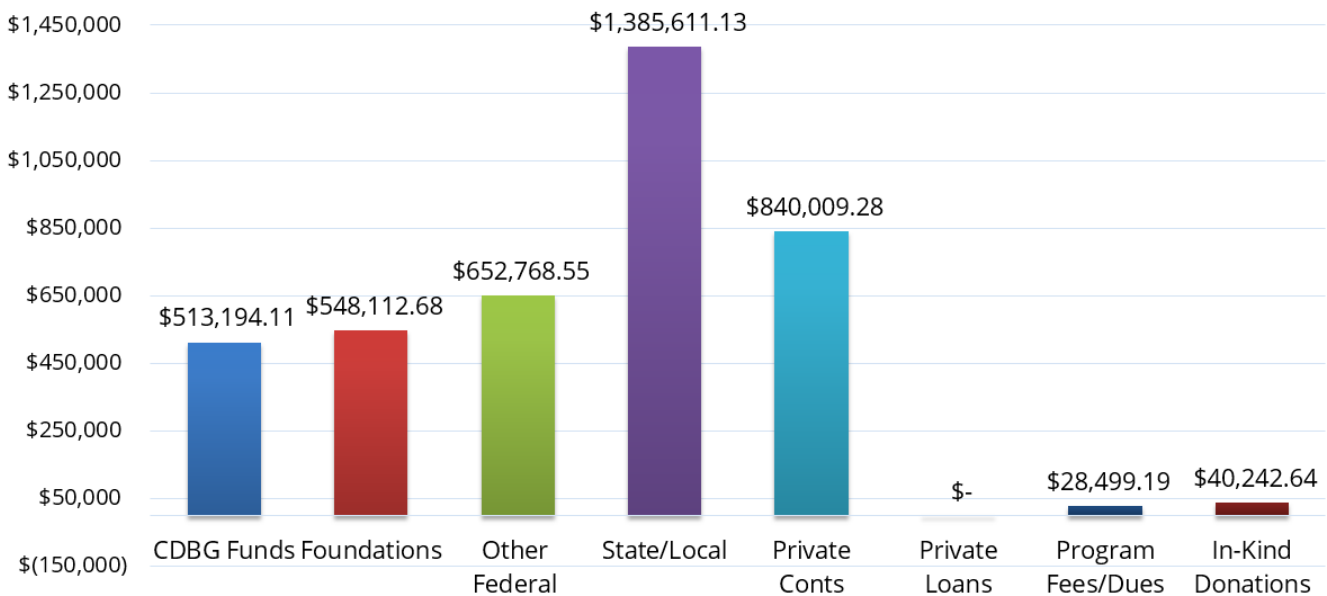
Please include if any publicly owned land or property located in the city was used to address Action Plan needs.

The City strongly encourages a leverage component among CDBG subrecipients. Annual applications proposing leverage funds typically score more favorably through the competitive rating system. The City identifies leverage funds through its program administration reporting component. Leverage funding sources during the 2020 PY included foundations, other federal funds, other state/local funds, private contributions, and program fees or dues. Excluding program administration funds, projects and programs expending CDBG dollars during the year, whether the project was completed during the year or not, expended \$513,194.11. These projects provided a combined expended leverage of \$3,495,243.47. Of the combined leverage, leverage for the Hearts With A Mission’s emergency homeless youth shelter and services composed of \$2,003,109. Among the leverage sources, state or local accounted for 39.64%; private contributions, 24.03%, other federal funds, 18.68%, foundations, 15.68%, in-kind donations, 1.15%, and program fees/dues, 0.82%.

In addition, the City leases at no cost, City-owned land to sustain Hope Village, Southern Oregon’s first tiny house community through Rogue Retreat, providing transitional supportive housing for individuals experiencing homeless, located on City of Medford owned property, adjacent to Medford City Operations Facilities at the corner of North Columbus and West McAndrews Road.

Through a recent amendment to the 2019 Action Plan, the City is also supporting the Urban Campground, a COVID-19 temporary homeless campground (following the Center for Disease Control guidelines, incorporating proper social distancing measures), by utilizing \$18,000 in CDBG-CV funding to secure a 6-month property lease to continue operations while the City and Rogue Retreat explore options and funding for a permanent location. Funding is will be expended by June 30, 2022. The Urban Campground is in partnership with Rogue Retreat, the Medford Police Department/Livability Team, and several other community partners,

Graph 2 – Leverage – 2020/21 Program Year



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 7 – Households Provided Affordable Housing Units

Number of households/persons to be supported	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	5	0
Number of Non-Homeless households to be provided affordable housing units	23	299
Number of Special-Needs households to be provided affordable housing units	13	31
<b>Total</b>	<b>41</b>	<b>330</b>

Table 8 – Households Provided Affordable Housing Support

Number of households/persons to be supported	One-Year Goal	Actual
Number of households supported through rental assistance	0	318
Number of households supported through the production of new units	0	0
Number of households supported through rehab of existing units	36	12
Number of households supported through acquisition of existing units	5	0
<b>Total</b>	<b>41</b>	<b>330</b>

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

### Number of Homeless Households to be Provided Affordable Housing Units:

The ColumbiaCare acquisition project to convert to Permanent Supportive Housing (PSH) to serve homeless veterans experienced delays during the 2020/2021 PY, due to the competitive housing market, restrictive inventory from the Alameda Fire, and restrictions resulting from COVID-19. To remedy circumstances, City Council approved a funding increase to ColumbiaCare in May 2021, for the purchase of 1316 W Main Street (from OnTrack Rogue Valley) and to cover additional expenses including pre-development assessments and rehabilitation. Property is anticipated to close in August 2021 with outcomes reported during the next PY.

### Number of Non-Homeless Households to be Provided Affordable Housing Units:

St. Vincent de Paul served 291 LMI individuals with emergency rental assistance to respond to the COVID-19 pandemic. In addition, the HAJC served 4 households via the 2020 Homeowner Repair Program (HRP); funds have not been fully expended with anticipated completion during the next PY, as delays occurred due to contractor/workforce and supply shortage caused by the COVID-19



pandemic, extended timeframes for project completion, and increased overall construction costs. Carryforward funds for the 2019 HRP served 2 LMI households (vs. 4). Actuals exceeded projections in this category due to serving LMI individuals via rental assistance from St. Vincent de Paul.

HfH acquired the existing unit at 1026 W 10<sup>th</sup> Street in July 2019 and went through the substantial amendment process to convert the property into three new homebuyer units in May 2019. Project is near completion, as two homebuyers successfully closed in July 2020. The third homebuyer experienced challenges with securing and maintaining employment due to the COVID-19 pandemic. HfH anticipates locating a new eligible homebuyer in the next PY.

Number of Special-Needs Households to be Provided Affordable Housing Units:

The 2019 CDBG-CV/CARES Act emergency rental assistance program for Community Works served 27 domestic violence survivors. Program is anticipated to complete with full expenditure in the next PY.

The 2019 Rebuilding Together Rogue Valley (RBTRV) project completed 4 out of the 10 ramps anticipated to increase accessibility for individuals with disabilities, due to staff turnover, environmental review delays, and construction delays, coupled with challenges encountered from COVID-19. The 2020 RBTRV has not yet started, but City staff continues to work closely with RBTRV regarding project completion.

Number of Houses Supported through Rental Assistance:

Rental assistance performance through funding provided by the CDBG-CV/CARES Act exceeded expectations, serving 291 LMI individuals vs. 200 LMI individuals anticipated via St. Vincent de Paul and 27 domestic violence survivors vs. 13 anticipated. The variance is attributed to an under-estimation.

Number of houses supported through production of new units:

HfH acquired the existing unit at 1026 W 10<sup>th</sup> Street in July 2019 and went through the substantial amendment process to convert the property into three new homebuyer units in May 2019. Project is near to completion as two homebuyers successfully closed in July 2020; HfH anticipates locating a new eligible homebuyer (due to the prior third homebuyer experiencing challenges with securing and maintaining employment during the COVID-19 pandemic) in the next PY.

Number of Households Supported through Rehab of Existing Units:

Due to delays experienced because of COVID-19, including rising construction costs, construction/labor shortage, environmental reviews, project delays, and City staff capacity, HAJC, OnTrack, and RBTRV fell short of their goals. HAJC's 2019 HRP served 2 LMI households, HAJC's 2020 HRP served 4 LMI households, and RBTRV's served 4 households by increasing accessibility through construction of modular ramps.



**Discuss how these outcomes will impact future annual action plans.**

Working through barriers to development associated with the environmental review and procurement processes and increasing staffing capacity is expected to positively impact future annual action plans. Due to continued challenges in staff capacity, combined with difficult circumstances as a result of the COVID-19 pandemic and Alameda Fire, the division is continuing to consult with Camas Consulting for assistance regarding the environmental review process. While assistance was previously acquired by a Planner interested in learning about the environmental review process to perform future environmental reviews, this changed when the Planner transitioned to another organization. City staff continues to brainstorm solutions to better systems and delegation for more efficient performance estimation and overall project management.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

**Table 9 – Extremely Low- and Low-Income Households Served**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely low-income	215	n/a
Low-income	53	n/a
Moderate-income	62	n/a
Total	330	n/a

#### **Narrative Information**

**Please include a summary of the efforts to address “worst case needs”, and progress in meeting the needs of persons with disabilities. Worst-case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The needs of persons with disabilities do not include beds in nursing homes or other service-centered facilities.**

**Describe other actions taken to foster and maintain affordable housing 91.220(k); 91.520(a).**

Agencies contributing to the numbers above include HAJC’s Homeowner Repair program for 2019 and 2020, St. Vincent de Paul, Community Works, Rebuilding Together Rogue Valley for 2019, and HfH’s 1026 W 10<sup>th</sup> Street. As per IDIS, Table 9 demographics apply to households and persons reported under Table 7 and Table 8 that received housing assistance at each income level during the program year.

The City seeks to address and prioritize most vulnerable populations, including persons with disabilities, low-income renter households, and homeless individuals. For instance, as previously experienced during the Alameda Fire in September 2020, accessibility is critical to address in worst case emergency evacuation circumstances for individuals living with disabilities. RBTRV’s modular ramps assists with helping save lives by increasing accessibility for individuals living with disabilities to allow for safe and quick evacuation when needed.

In addition, rental assistance provided through St. Vincent de Paul assisted LMI individuals and households prevent homelessness during the COVID-19 pandemic, helping to save lives by allowing social distancing and quarantining by residing in a safe place. Community Works also assisted with providing rental assistance to survivors of domestic violence during COVID-19, helping to secure households with safe, transitional housing.

Furthermore, the City allocated \$20,000 in local Council Vision Funding to support families experiencing homelessness through the Maslow Project and survivors of domestic violence through Community Works via hotel vouchers.

The City has also transitioned to a new approach of partnering with or acting on behalf of nonprofit agencies to capture new funding for shelter and housing. This includes the City's recent efforts to secure \$2.55 million in Project Turnkey funding (with Rogue Retreat serving as the primary operator and owner) from the Oregon Community Foundation. These funds acquired the Redwood Inn Motel to convert to non-congregate, longer-term shelter/transitional housing to support fire victims, homeless individuals, and allow individuals experiencing homelessness to recover from COVID-19 and prevent the spread of the virus. In addition, the City also secured \$120,000 in Providence funding to renovate four units for recuperative care rooms dedicated to unhoused hospital discharge patients.

In addition, the City developed the Housing Capacity Analysis (HCA) and the Housing Production Strategy (HPS) through staff consulting with ECONorthwest, funded via a grant from the Department of Land Conservation and Development (DLCD). The HCA updates the City's housing data, identifying housing needs in the community, whereas the HPS serves as a foundation to foster affordable housing, identifying strategies to address a variety of diverse housing needs, such as potential code changes, programs, or incentives. The HPS will be implemented in future years.

Lastly, HAJC's HRP maintains safe and habitable living conditions for LMI households, and RBTRV increases accessibility for persons with disabilities.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The City awarded \$88,000, or 80%, of the allowable CDBG public service allocation to four agencies with an objective of reaching out to homeless persons. Supporting Hearts with A Mission, Maslow Project, Rogue Retreat, and Youth 71Five Ministries helped the City achieve performance outcomes, collectively serving 485 individuals.

In addition, the City awarded \$44,419 in 2019 CDBG funding for transitional housing rehabilitation for the ARC and OnTrack to serve 20 homeless individuals in addiction recovery with shelter.

Outside of CDBG funding, the City allocated \$129,500 in valuable leverage funds from the City's local General Fund Grant (GFG) program to directly support homeless persons and services, serving 1,690 persons experiencing homelessness. Using \$223,300 in total GFG funding, the funding source supported 2,472 homeless individuals.

As of the 20/21 PY, 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, prioritizing 50% of the \$300,100 of GFG funding to essential safety net services and 50% 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. In addition, the City established a performance measure for 85% of program participants to sustain housing after six months for all City-funded homeless programs, aligning with the Statewide Housing Plan Goals from Oregon Housing & Community Services (OHCS).

The City also continues to capitalize on a \$23,375 2018 PY investment in the completion of the Medford Homeless System Action Plan (HSAP), which identifies five goals and 32 actions. The five goals include: 1) Support the development of affordable and supportive housing; 2) Increase leadership, collaboration and funding; 3) Address unsheltered homelessness and encampments; 4) Increase temporary housing programs and successful placements; and 5) Increase diversion and prevention strategies.

In September 2019, the City of Medford Police Department's Livability Team (LVT) created a 24-agency partnership focused on outreach to chronically homeless community members living along the Bear Creek Greenway and in the downtown area. This effort has significantly improved the City's ability to address unsheltered homelessness and encampments, or Goal 3 of the HSAP. Members from the LVT partner with non-uniformed professionals from agencies including, but not limited to, Jackson County Mental Health, ACCESS, Rogue Retreat, La Clinica, Maslow Project,

Addictions Recovery Center, Veteran's Administration, Options, Mercy Flights, and the Medford Gospel Mission. Together, members from this partnership, known as the Chronically Homeless Outreach Partnership (CHOP), have been successful at building impactful relationships with the community's unhoused residents, on a person-by-person basis.

During the 2020 PY, the City supported the CHOP through strategic investment of CDBG & CDBG-CV/CARES Act resources and sought additional funding of \$120,000 through Providence. Rogue Retreat provides case management services through the Kelly Shelter, the community's only year-round permanent shelter providing emergency shelter to unhoused residents receiving outreach services through the CHOP. The City anticipates the CHOP will continue to grow both through partnerships and financial support for years to come.

### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

As presented in prior sections, the City supported Hearts With A Mission, Medford's only permanent youth emergency homeless shelter, with \$18,500 to support operations that served 101 unduplicated homeless youth with 4,000 nights of accommodation and basic needs annually. Of those served, 98% were re-unified with family or a safe alternative, and 100% progressed towards personalized goals in a variety of areas including: physical and medical, behavioral and life skills, mental health, education and employment, and safe exit, when necessary.

Despite COVID-19's impact by increasing costs to ensure health and safety measures, Rogue Retreat's Kelly Shelter, the first low-barrier, year-round emergency homeless shelter in Jackson County, the Kelly Shelter provided 282 homeless individuals with emergency shelter and services.

Regarding transitional housing, the 2019 rehabilitation for transitional housing for the ARC served 7 homeless individuals in addiction recovery. Due to delays in project completion, when project ended, a maximum of 3 residents were allowed to live in the facility at one time, due to COVID-19 capacity restrictions. Prior to COVID-19, full capacity was considered 6 residents. The ARC plans on returning to pre-pandemic capacity, as the pandemic subsides.

In addition, OnTrack's 2019 roofs rehabilitation project to support new transitional housing for homeless individuals in addiction recovery served 13 individuals with capacity limitations due to COVID-19 restrictions.

The premier Housing Opportunity Fund (HOF) funding recommendations, a local funding source derived from a construction excise tax of 1/3 of 1% on residential, commercial and industrial building permit valuations, addressed transitional housing needs by previously funding ColumbiaCare with \$250,000 to support construction of 16 new units for homeless veterans. ColumbiaCare's project completed in June 2021. The HOF was established to provide a flexible, dedicated funding source to support the development of affordable housing and to provide developers with leverage to capture additional resources from funders with aligning goals and objectives.

Furthermore, the local funding source, the General Fund Grant (GFG), awarded \$73,850 to Community Works' Dunn House program, supporting emergency shelter for victims of domestic violence; Community Work's Transitional Living program, providing victims of domestic violence with transitional housing; and Hearts With A Mission's Shelter and Safety Net Services program, providing homeless youth with emergency shelter and services, serving 301 individuals with emergency shelter, transitional housing, and services.

On March 19, 2020, Rogue Retreat, in partnership with the City of Medford Livability Team (LVT), the Planning Department, and OnTrack, opened the Summit House. The house is currently financially supported with a \$50,000 grant from Providence Health & Services awarded to the City to cover additional case management services and a lease agreement between Rogue Retreat and OnTrack. CDBG and CDBG-CV will assist supporting the Summit House with outcomes in the next PY, serving five homeless men with transitional housing and case management.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Eight public service agencies collectively expended \$110,000 in CDBG funds, serving 634 individuals, targeting LMI individuals and families that were homeless or at risk of experiencing homelessness. Services provided by Center for NonProfit Legal Services, Children's Advocacy Center, Community Volunteer Network, Hearts With A Mission, Jackson County SART, Maslow Project, Rogue Retreat, and Youth 71Five Ministries were summarized in the previous sections.

In addition, two public service agencies, Community Works and St. Vincent de Paul, expended \$175,457.97 in CDBG-CV/CARES Act funds, serving 318 LMI individuals with rental assistance.

The annual community meeting, a requirement of Oregon House Bill (HB) 4006, discussed rent burden causes and potential solutions on December 15, 2020. Guest speakers included Medford Planning Director Matt Brinkley, Medford Principal Planner Carla Paladino, and Regional Economist Guy Tauer from the Oregon Employment Department. Representatives from 21 organizations attended. Highlights included review of the current state of housing and rent burden, the aftermath of the Alameda Fire, development of the HCA (identifying housing needs in the community) and HPS (identifying housing strategies), strategies to reduce barriers to housing development, and gathering community feedback through questions and answers.

Lastly, the General Fund Grant (GFG) program awarded \$300,100 to support services for low-income households and individuals, including assistance through food/nutrition, therapy and services for child abuse victims, transportation to non-emergency medical appointments for those of need, emergency shelter and transitional housing for victims of domestic violence, emergency shelter for homeless youth, services for sexual assault victims, permanent supportive housing for

those with disabilities, and homelessness prevention through rental assistance. The City anticipates that its merged funding platform, with staff coordinating CDBG and GFG funding and establishment of funding priorities as discussed previously above, will drive enhanced performance and leveraged opportunities for low-income individuals and families for years to come.

**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.**

Two public service agencies receiving 2020 CDBG funding served homeless persons with direct assistance to help transition to permanent housing. Hearts with a Mission reunified 98% of youth with families or other safe alternatives, and Maslow Project assisted individuals with securing permanent housing through housing navigation services. 2019 CDBG-CV/CARES Act funds supported rental assistance through Community Works, supporting 27 domestic violence survivors, and St. Vincent de Paul, supporting 291 LMI individuals to prevent homelessness and ensure housing stabilization during the COVID-19 pandemic.

Moreover, with 2020 CDBG funds, Youth 71Five also assisted 29 homeless youth through vocational training, helping to prevent individuals from future occurrences of homelessness.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing.**

Housing Authority of Jackson County (HAJC) is the region's Public Housing Agency (PHA).

All original aged units owned by the HAJC, subsidized under HUD's old Public Housing Program, went through a disposition process with HUD in 2007. The proceeds were used to leverage construction of hundreds of new units such as The Concord and Newbridge Place. HUD no longer offers Public Housing Program funds to construct new public housing.

The HAJC currently serves 1,745 Housing Choice Vouchers (HCVs), 150 Project-Based Vouchers (PBVs), 213 HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers, and 9 Homeownership program participants in Jackson County.

The HAJC also continues to apply for available funding through Oregon Housing and Community Services to develop housing to address the affordable housing needs in the community.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.**

HAJC operates a Section 8 Voucher Homeownership program and a Family Self Sufficiency program within their HCV program, which offers clients homeownership education and opportunities. HAJC also offers homeownership education opportunities through Resident Services to public housing residents residing in HAJC's affordable housing units.

Although there are no public housing projects or units of public housing in Medford, the City prioritizes homeownership in multiple ways. This year, the City declared June 2021 as National Homeownership Month, helping increase awareness of the City's prioritization of homeownership within the community, along with proclaiming April 2021 as Fair Housing Month, stimulating awareness of fair housing issues.

In addition, the City's HOF contributed 15% of the revenue from construction excise tax to Oregon Housing and Community Services (OHCS) for homeownership assistance passed through ACCESS; the City's contribution helps ACCESS increase the number of households provided with homeownership assistance.

### **Actions taken to provide assistance to troubled PHAs.**

There are no troubled PHAs operating in Medford.



## CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Medford has become a more collaborative, solutions-based community. With Council support and responsiveness to community input, the City's HAC vehemently led to direct and effective policy changes. The following are examples of City actions/ordinances taken during the 2020 PY to address barriers to affordable housing:

- Ordinance No. 2020-139 - Established the Accessory Dwelling Unit (ADU) System Development Charge (SDC) Relief program to incentivize the development of ADUs through reducing SDC charges by 50% for new ADU building permits from December 1, 2020 through June 1, 2022. The reduction of fees includes for Transportation, Sanitary Sewer Collection, Stormwater, and Parks (excluding Sanitary Sewer Treatment). After the 50% reduction of SDC fees, the City's Housing Opportunity Fund (HOF) will also relieve the remaining 50% (through City Council dedicating \$150,000 from the HOF), including the Sanitary Sewer Treatment fee. Qualifying participants must agree to not use the ADU as a short-term rental (renting to overnight guests for fewer than 30 consecutive days) for a period of 10 years from the City's acceptance of the application. By the end of PY 20, 24 applications were received for the SDC Relief program, 17 were accepted, \$46,875.20 was awarded from the HOF, and total amount awarded to stimulate the production of ADUs was \$103,948.82.

In addition, 4 permit-ready designs for ADUs (including one design with an ADA accessible bedroom) are available to the public to help reduce overall ADU development costs.

- DCA-20-127 (Ordinance No. 2020-136) - Amended portions of Chapter 10 to enable broader use of pad lots and revised lot dimensions and increased allowable building height in the multi-family zones. Pad lots enable different financing opportunities and allow for multiple financiers to be involved in one particular project, helping to make more projects viable.
- DCA 19-012 (Ordinance No. 2021-07) - Amended portions of Chapter 10 by revising parking provisions, providing allowances to modify lot dimensions in residential zones, changes to setbacks, and modifying lot coverage and increasing building height in the commercial development table.
- Developed the Housing Capacity Analysis (HCA) and the Housing Production Strategy (HPS) documents through staff consulting with ECONorthwest, funded via a grant from the Department of Land Conservation and Development (DLCD). The HCA updates the City's housing data, helping identify housing needs in the community, whereas the HPS identifies strategies to address a variety of diverse housing needs, such as potential code changes, programs, or incentives.



- DCA-20-243 (Ordinance 2020-135) – The Development Code was amended to modify the provisions for temporary and non-temporary shelters.
- Utilized the Executive Order from the City of Medford, which allows for RV camping on residential and commercial land during the City's emergency declaration. City staff worked directly with two major health care employers to establish long term, temporary RV housing pods to accommodate healthcare workers displaced by the Alameda Fire. Asante and Providence, hospitals serving several counties in southern Oregon and northern California, provide 32 and 7 RV homes, respectively. St. Vincent de Paul was approved for another 10 unit RV housing pod to accommodate fire-displaced households.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

City staff helped develop and support the Medford Severe Weather Shelter pilot program to assist with shelter resources when severe weather events are declared through assistance from the following community partners: ACCESS, Addictions Recovery Center, the Continuum of Care, Jackson County Health and Human Services, Medford Gospel Mission, Medford Senior Center, Rogue Retreat, and St. Vincent de Paul. The Medford Senior Center served as a temporary location, as it currently closed due to the COVID-19 pandemic and is an approved location by the Building and Fire Departments for up to 25 guests, allowing time to help build a network of resources and a sustainable model to be deployed to other sites.

During the 2020 PY, the Community Development Grants Commission changed its name to the Community Services and Development Commission (CSDC), charged with representing as the advisory body to Medford City Council on matters related to homelessness and the implementation of the HSAP, and added two seats to the CSDC for those with lived experience regarding matters of homelessness, as suggested in the Medford HSAP. The CSDC continues to also serve as the advisory body to Council on addressing obstacles to meeting underserved needs through the administration of the CDBG and local GFG programs and working with the HAC to implement the Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice.

In order to maintain outreach to the priority needs of the underserved, the CSDC is comprised of community members including one current member of the Budget Committee, one member representing healthcare, one member representing social services, one member representing local business, one member representing workforce development, one member representing an educational institution, one member representing affordable housing, two members-at-large encouraging representation from throughout the whole community, and recently added two members with lived experience regarding homelessness. This holistic approach was designed to have representation from multiple areas that directly interact with meeting underserved needs.

The CSDC also works directly with the HAC to help prioritize the affordable housing needs of underserved residents of Medford. The HAC is rostered with experts in the fields of lending, affordable housing development, multi-family housing operation, construction and development,

and real estate services' tenant organization. The HAC will further review housing policy, economic incentives, and potential partnerships to cultivate affordable housing development for all residents including those that are underserved and homelessness.

The CSDC assists with administering the GFG along with CDBG. In November 2019, City Council approved a resolution to prioritize GFG program funds of \$300,100, with 50% designated to essential safety net services and 50% to housing stabilization and rapid re-housing programs, providing 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.

As mentioned previously, completion of the HSAP has also helped ensure prioritization of the needs of persons who are homeless or at risk of becoming homeless through the funding priorities established by Council in years to come.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City's Consolidated Plan identified an extensive need for rehabilitation programs in Medford targeting the improvement of the City's oldest housing stock. Consolidated planning data directed attention to the 46% of owner housing and 51% of rental housing built prior to 1980 as potential lead-based paint hazards. Data also concluded 36% of owner housing units and 64% of rental units built prior to 1980 are occupied by families with children, a combined 2,535 units. The City has remained committed to addressing this issue since 1996 through partnership with HAJC, the administrative agency for the City's Homeowner Repair Program. Since inception, the program has rehabilitated over 472 homes. Among the 6 homes rehabilitated using 2019 & 2020 CDBG funding within this PY, 5 were built prior to 1978. HAJC reported that all homes were raised from substandard to standard condition.

During PY 2020, the City continued efforts to develop a community collaborative, in order to apply for HUD's Lead-Based Paint and Lead Hazard Reduction Grant in July 2021. The City engaged and reconvened several organizations interested in implementing a Lead-Based Paint Hazard Removal Program to improve the health and safety of residents living in potentially hazardous conditions, including Habitat for Humanity (as subrecipient), City of Medford staff, Jackson Care Connect, AllCare, Youth 71Five Ministries, ACCESS, the Medford Urban Renewal Agency (MURA), and La Clinica.

The City requested \$1,740,543 from the Lead Hazard Reduction (LHR) grant program and \$400,000 from the Healthy Homes (HH) Supplement, for a total funding request of \$2,140,543 to target an estimated 80 homes for lead abatement, with an estimated 33 of these units receiving additional improvements through the Healthy Homes supplement. The City proposes an 11.2% match using \$200,000 from the Medford City Council's Vision Fund and \$40,000 from Jackson Care Connect, a local Coordinated Care Organization (CCO). In addition, \$200,000 would be made available from an estimated return of program income from the City's CDBG-funded Homeowner Repair

program, bringing the combined total, proposed budget to \$2,580,543 with match local funding sources, if program is successfully awarded funding.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City's actions to reduce the number of poverty-level families during the 2020 PY primarily consisted of supporting nonprofit agencies providing social services to poverty-level families and improving the availability and affordability of housing for homeowners, renters, and individuals seeking to transition out of homelessness.

#### Public Service Availability:

Eight public service agencies receiving CDBG support during the 2020/21 PY worked to reduce the immediate and/or future poverty-level of those served. Families received emergency shelter, family reunification, safety net services, legal assistance to assist with eviction and homelessness prevention, homelessness prevention through emergency rental housing assistance, referral services, comprehensive case-management, mentorship, services to help transition out of homelessness, therapy for abused children, and vocational training for homeless youth. Expending \$110,000 in combined 2020 PY public service funding aided 641 persons to help manage or overcome poverty and/or homelessness.

In addition, the City continues to support public service agencies through the GFG. Nine agencies supported perform essential safety net services: ACCESS, CASA (Court Appointed Special Advocates) of Jackson County, Community Volunteer Network, Community Works, Hearts With A Mission, Children's Advocacy Center, Jackson County Sexual Assault Response Team (SART), Maslow Project, and Rogue Valley Council of Governments' (RVCOG) Food and Friends. Four agencies supported assist with housing stabilization: Community Works' Transitional Living Program, Maslow Project's Homeless to Housed Program, RVCOG's Home At Last Program, St. Vincent de Paul's Housing Move-in Program, and St. Vincent de Paul's Reducing Homelessness Program. These programs served 22,044 individuals, including 35.28% at or below 30% Area Median Income (AMI), 48.67% at or below 50% AMI, and 11.19% at or below 80%. Of those served, 36.63% were persons with disabilities, 13.08% were seniors, and 11.21% were homeless

#### Affordability of Owner-Occupied Units:

The City's 2019 & 2020 HRP by HAJC served 7 LMI homeowners with housing repairs and weatherization assistance that not only allowed them to remain in their homes but may also result in a reduction of monthly utilities costs and improved health. Three of these homeowners were seniors on limited and/or declining incomes.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Medford residents are fortunate to live in a community that over the past several years has begun to see the outcomes of increased political will and community collaboration. Examples of City actions to develop and strengthen institutional structure during the 2020 PY include but are not limited to the following:

1) Continued City staff participation on the Continuum of Care (CoC) Board and other CoC workgroups at a level that allows Council to stay connected with the priority needs and efforts of the CoC in addressing homelessness;

2) The City continued to work to achieve the following Council goals, established for the 2019-21 Biennium:

- a) Helped achieve Council's goal to support the production of 100 housing units affordable to households earning  $\leq 80\%$  and  $\leq 120\%$  AMI by previously awarding \$250,000 from the Housing Opportunity Fund (HOF) to ColumbiaCare for the construction of 16 units for homeless Veterans and \$150,000 dedicated to the production of Accessory Dwelling Units (ADUs), with 31 applications for ADU development received and 17 approved
- b) Addressed unsheltered homelessness and encampments by funding the Medford Livability Team with City General Fund dollars, which resulted in the creation of the Chronically Homeless Outreach Partnership, a 24-agency working to help chronically homeless one person at a time with individualized and coordinated plans
- c) Increased temporary housing programs that lead to permanent housing placements by awarding Hearts With A Mission (HWAM) with \$150,000 from the HOF to finish construction of a 12-bed transitional housing complex for young adults aging out of the foster care system and those youth residing at HWAM's existing shelter
- d) Increased collaboration with nonprofits, faith-based organizations, businesses and other government agencies through the CHOP, which also helped the City secure a prior \$50,000 grant from Providence to fund a 5-bed co-housing option available to residents of the Kelly emergency shelter
- e) Expanded homeless diversion and prevention strategies by previously awarding \$150,000 in General Fund Grant dollars to rental support and move-in programs and awarding \$50,000 from the HSAP Fund to a reunification program to help homeless individuals return to safe and viable support systems outside of Medford

3) Continued to work with Council-appointed advisory bodies, including the CSDC and HAC, to impact housing development and address homelessness;

4) Maintained an institutional arrangement with Camas Consulting to improve services as a Responsible Entity under the National Environmental Policy Act to complete environmental assessments for the development of affordable housing projects involving both CDBG and non-CDBG funds;

5) Continued to provide nonprofits, private businesses, faith-based organizations and other jurisdictions with technical assistance that can help cultivate collaborative community leveraging, partnership-ready initiatives, shovel-ready projects, and the implementation of economic incentives and policy change for the development of housing; and

6) The City's Housing and Community Development Division staff continued to develop expertise in the administration of the CDBG program, which has improved capacity to manage two

commissions, administer six funding sources, seek additional grant funding, and implement 32 homeless actions and five goals.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City maintained actions throughout the year to enhance coordination between public and private housing and social service agencies through active participation on the CoC Board and other CoC housing and services workgroups; collaborative actions taken during the completion of the Homeless System Action Plan (HSAP); and participation by several City staff from Planning, Police and Legal on the Chronically Homeless Outreach Partnership.

The Executive Director of HAJC Jason Elzy continues to serve on the Housing Advisory Commission, providing valuable insight into public and affordable housing.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)**

The City consulted with Root Policy Research to update the 2020-2024 Analysis of Impediments in the last PY, identifying two main challenges with development of seven proposed actions to improve knowledge and awareness of fair housing laws and the City's requirement to Affirmatively Further Fair Housing (AFFH).

The two main challenges identified were:

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

City staff utilized a Fair Housing Matrix to appropriately track the progress of overcoming all impediments identified in the City's 2020 Analysis of Impediments.

Progress made to address impediments include:

- **Reduce disproportionate housing needs**
  - Action 1: Support the increased production of affordable housing through public private partnerships:
    - *Action 1.1: 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;*

- The City secured \$2.55 million in Project Turnkey funding (with Rogue Retreat as the primary operator and owner) from the Oregon Community Foundation to acquire the Redwood Inn Motel to convert to non-congregate, longer-term shelter/transitional housing to support Alameda Fire victims (as 630 individuals remain displaced in hotels with an additional 100 individuals in campsites), homeless individuals, and allow individuals experiencing homelessness to recover from COVID-19 and prevent the spread of the virus. Prospective partners identified include ACCESS, Maslow Project, and the Housing Authority of Jackson County among others.

In addition, the City secured \$120,000 in Providence funding to dedicate four units to recuperative care with five units reserved for Jackson County Health to support COVID patients.

- The City also secured \$2.5 million for the development of a navigation center, a 24/7 low-barrier emergency shelter with wraparound services for individuals experiencing homelessness, funded by the State of Oregon Legislature (under HB 2004 for funding and HB 2006 for policy).
- *Action 1.2: Require effective affirmative marketing of developers receiving public support;*
  - To be taken in future years.
- *Action 1.3: Develop and utilize a language access plan consistent with federal guidelines; make available to development partners.*
  - To be taken in future years.
- *Action 2: 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.*
  - The City's investment through CDBG funding in the HAJC's Homeowner Repair program addressed substandard housing conditions through providing 6 LMI homeowners with housing rehabilitation to correct hazards to safety and habitability, helping homeowners remain in their homes.
- *Action 3: Expand access to home mortgage products among minority households with high denial rates and mitigate vulnerability to predatory lending:*
  - *Action 3.1: Encourage traditional financial and community development institutions to offer products addressing the needs of households utilizing and/or vulnerable to predatory lenders; and*
    - To be taken in future years.
  - *Action 3.2: Support counseling and predatory lending awareness services with a focus on high poverty neighborhoods in Medford.*



- The City funded Center for NonProfit Legal Services with CDBG to assist with legal services (including fair housing issues, which may include predatory lending) for LMI individuals and also through CDBG-CV to provide legal services to prevent, prepare for, and respond to the COVID-19 pandemic. CDBG funding expended in this PY served 28 LMI individuals, and CDBG-CV will be expended with performance outcomes reported in the next PY.
- The City also relies on the Homeownership Center at ACCESS to help educate potential homebuyers on predatory lending through homeownership counseling and homebuyer education courses, educating prospective homebuyers to help protect against predatory lending practices.

For struggling homeowners within the region, the Homeownership Center also participates in the OHCS Oregon Homeowner Stabilization Initiative (OHSI), which helps homeowners remain in their homes, using funding secured from Hardest Hit Funds (HHF) from the U.S. Department of Treasury, including during the current COVID pandemic.

- **Expand distribution of affordable housing throughout Medford**

- *Action 1: 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.*

- Three City initiated zone changes were approved by the Planning Commission, helping to create multi-family zoning in different areas of the City to enable new development. The amount of land rezoned was 20.65 acres and 22 parcels. Properties were rezoned from single family zones to the multi-family zones. (ZC-20-256, ZC-20-324, & ZC-21-073)

- *Action 2: 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.*

- Executive Order 2020-03 provided for the use and establishment of temporary Recreational Vehicles (RV) outside of established RV parks and allowed for the use of manufactured homes as ADUs.

- **Further the City's commitment to affirmatively furthering fair housing and improving access to opportunity**

- *Action 1: Improve knowledge and awareness of fair housing laws and the City's requirement to AFFH*

- *Action 1.1: Target fair housing education and outreach activities to populations with disproportionate housing needs*
  - As mentioned above, Center for NonProfit Legal Services provided legal services, including fair housing, for LMI individuals using CDBG & CDBG-CV funding.
  - The Medford Mutual Aid project (consisting of the Fair Housing Council of Oregon, Judi's Midnight Diner, Southern Oregon Coalition for Racial Equity, and the Stabbin Wagon MFR - Mobile Harm Reduction Unit) hosted the no-cost Fair Housing Info for the Medford Streets training to assist those experiencing homelessness on June 29, 2021 in Hawthorne Park. From Fair Housing Council of Oregon's Southern Oregon Education and Outreach Specialist Maig Tinnin, participants learned about fair housing rights in accessing shelters, transitional housing, and rental properties; overcoming housing barriers related to disability and/or criminal background; and who to contact if fair housing rights are not respected.
- *Action 1.2: Continue organizing fair housing workshops and information sessions, focusing on expanding knowledge of rights among Hispanic and immigrant populations*
  - The City is currently developing the 6-Step Toolkit for the Development of Affordable Housing through consulting with Luken Solutions and an adhoc team created with HAC commissioners, Housing Pipeline members, and CSDC commissioners to assist with helping garner community support for affordable housing projects. Project is anticipated to complete in December 2021.
  - Staff is currently working with Center for NonProfit Legal Services to organize five virtual training webinars for the following target audience groups utilizing CDBG funding: Medford Planning Commission, Site Plan & Architectural Commission, Landmarks & Historic Preservation Commission, City Council, and the City's Development Services.
- *Action 1.3: Implement affirmative marketing and language access plan initiatives*
  - To be taken in future years.
- *Action 2: 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.*
  - During this first PY, the City linked to Fair Housing Council of Oregon's website under the division's Affordable Housing Program webpage.



- Medford Mayor Randy Sparacino proclaimed April 2021 as Fair Housing Month to help build support, education, and awareness around fair housing rights.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Include if the public notice was published in languages other than English and share if there were access to translation services, TDD/TTY services or a state relay number, or reasonable accommodations and/or access to related meetings for persons with disabilities.

Monitoring of all activities funded under the CDBG program is carried out on an ongoing basis by the City's CDBG program administrative staff. Quarterly updates and financial reports are required of all subrecipients who include both public service programs and capital improvement projects receiving CDBG funds. Subrecipients are also required to submit a grantee performance report with each reimbursement request. This report allows staff to monitor expected outcomes with actual results. The City collects current lists of Board of Directors and notification of single annual audit from all agencies receiving CDBG funding. Audit tracking is maintained to ensure subrecipient's compliance with 2 CFR part 200. All projects are administered under procurement standards governed by 2 CFR part 200, subpart D, and all capital improvement projects adhere to Federal Labor Standards. All records are maintained for a minimum of five years.

During the 2020 PY, with onsite monitorings initially delayed in response to the COVID-19 pandemic, one onsite monitoring visit occurred with St. Vincent de Paul. Subrecipient maintained compliance and in good standing with no findings discovered by staff.

In addition, City staff is currently in-process with monitoring Rebuilding Together Rogue Valley. Previous challenges encountered include recent staff turnover at agency and complexity of project regulations. City staff will continue to closely work with agency.

Monitoring sessions included program eligibility, administration, reporting requirements, record keeping, client files, and financial reporting.

Staff continues to work closely with individual agencies to ensure efficiency and accuracy. Staff has recently utilized virtual trainings to assist with learning enhanced income verification procedures, as needed. Agencies that have participated in the income verification training thus far include: the Rogue Valley YMCA, Kids Unlimited, Center for NonProfit Legal Services, Rebuilding Together Rogue Valley, and OnTrack. In the near future, staff plans to conduct a recorded virtual training to be published on the City's website and used to train future subrecipients.

In addition, staff has streamlined the reporting process through the continued use of a customized comprehensive reporting platform, which is tailored to each subrecipient and includes a checklist; narrative with successes, challenges, and progress toward goals; voucher reimbursement request; grantee performance report to collect demographic and income data; and specific indicator report to collect specifics on individual cases, as necessary.

While the CAPER public notice was posted in English, accessibility and translation notices are posted on agendas of City meetings and will be posted on public notices in the future. City meetings are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or [ada@cityofmedford.org](mailto:ada@cityofmedford.org) at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735 1232.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City of Medford developed a Citizen Participation Plan under the 2020-2024 Consolidated Plan to assure citizens are presented with opportunity to provide input and be informed of program performance. During the development of the Consolidated Plan, the City solicited community discussions, collaborative nonprofit agency meetings, and one-on-one discussions with citizens and private businesses to identify community needs, resources and services available, and potential barriers to development.

The CSDC and HAC hold monthly public meetings to solicit public feedback and formulate recommendations to Council. Notifications of all public meetings, comment periods, and public hearings associated with the City's CDBG program are advertised in the Mail Tribune, on the City's website, and by email to interested parties. Minutes of all public meetings held for purposes of planning for the use of CDBG funds, evaluating performance of the program, and soliciting public comments are recorded and maintained through the City Recorder. Draft documents are made available on the City's website, at the City Recorder's office and through the Planning Department. All CDBG-related documents and records are maintained for a minimum of five years.

Citizen participation pertaining to the 2020/21 CAPER, referred to hereafter as the 2020 CAPER, was facilitated through a mandatory public comment period and two public meetings. The public comment period opened on August 18, 2021 and concluded on September 16, 2021. The CSDC held a meeting on September 1, 2021 to solicit citizen input and to approve the CAPER prior to submission to Council. City staff presented the CAPER during this meeting, and the CSDC passed a motion approving the CAPER, as presented by staff. City Council held a public hearing at Medford City Hall, Council Chambers (or virtually) on Thursday, October 7, 2021 at 6:00 p.m. to solicit additional feedback and consider the CAPER for approval. City Council approved Resolution 2021-118 adopting the 2020 CAPER for submission to HUD (pending City Council approval).

No public comments were received.

The following Council actions relate to the 2020/21 Action Plan:

On May 20, 2021, Council approved Resolution No. 2021-40, authorizing the City of Medford Substantial Amendment to the Program Year 2020 Action Plan.

On May 7, 2020, Council approved Resolution No. 2020-55, adopting the 2020/21 Action Plan and approved Resolution 2020-54, adopting the 2020-2024 Consolidated Plan. The public hearing was preceded by a 30-day public comment period.

On June 6, 2019, Council Bill 2019-45 was approved, adopting the City of Medford 2019-2021 Biennial Budget.

## CR-45 - CDBG Misc. 91.520(c)

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City's CDBG program objectives were not altered during the 2020 PY, even with the extenuating circumstances caused by the coronavirus pandemic. Consolidated Plan goals focus on improving and increasing affordable housing, improving access to public services and improving neighborhood conditions. Of the strategies identified in the Consolidated Plan, the following have not yet been implemented during the first year of the Consolidated Plan:

- 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.
- Increase accessibility of housing for people with disabilities, mental health challenges, substance abuse issues, and other challenges to accessing housing.
- 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 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.
- 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.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

# Appendix A – Financial Summary



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2020  
MEDFORD , OR

DATE: 09-22-21  
TIME: 17:07  
PAGE: 1

## PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	456,661.20
02 ENTITLEMENT GRANT	735,424.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	366,101.09
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,558,186.29

## PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	577,102.67
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(235,835.75)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	341,266.92
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	178,195.42
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(56,003.94)
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	463,458.40
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,094,727.89

## PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	575,272.67
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(235,835.63)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	339,437.04
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	99.46%

## LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

## PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	174,161.67
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(64,161.67)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	110,000.00
32 ENTITLEMENT GRANT	735,424.00
33 PRIOR YEAR PROGRAM INCOME	197,209.76
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	932,633.76
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.79%

## PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	178,195.42
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(56,004.06)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	122,191.36
42 ENTITLEMENT GRANT	735,424.00
43 CURRENT YEAR PROGRAM INCOME	366,101.09
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,101,525.09
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	11.09%

**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	7	431	6535814	Compass House - Property Renovation Phase II (2019)	03B	LMC	\$1,400.40
					<b>03B</b>	<b>Matrix Code</b>	<b>\$1,400.40</b>
2019	10	433	6473109	OnTrack - Roofs for Recovery/New Transitional Housing Roof Rehabilitations	03C	LMC	\$17,900.00
2019	11	432	6535814	Addictions Recovery Center - Property Renovation	03C	LMC	\$26,819.50
					<b>03C</b>	<b>Matrix Code</b>	<b>\$44,719.50</b>
2017	18	411	6417615	Youth for Christ Public Facility Rehabilitation	03E	LMA	\$8,574.89
2017	18	411	6434163	Youth for Christ Public Facility Rehabilitation	03E	LMA	\$15,854.89
					<b>03E</b>	<b>Matrix Code</b>	<b>\$24,429.78</b>
2020	3	446	6473109	Rogue Retreat - Kelly Shelter Operations (2020)	03T	LMC	\$37,000.00
					<b>03T</b>	<b>Matrix Code</b>	<b>\$37,000.00</b>
2020	1	440	6473109	Community Volunteer Network - Foster Grandparent Program (2020)	05A	LMC	\$6,000.00
					<b>05A</b>	<b>Matrix Code</b>	<b>\$6,000.00</b>
2020	6	439	6535814	Center for Nonprofit Legal Services - Meeting Basic Needs: Housing Safety and Prosperity (2020)	05C	LMC	\$6,000.00
					<b>05C</b>	<b>Matrix Code</b>	<b>\$6,000.00</b>
2019	2	429	6434163	Maslow Project - Safety Net and Case Management Services for Homeless Youth and Families (2019)	05D	LMC	\$12,957.85
2019	4	424	6434163	Hearts with a Mission - Shelter and Extended After Care	05D	LMC	\$10,000.00
2019	8	430	6434163	Youth 71Five Ministries - Vocational Training	05D	LMC	\$9,632.91
2020	2	445	6535814	Maslow Project - Homeless to Housed (2020)	05D	LMC	\$12,500.00
2020	4	441	6473109	Hearts with a Mission - Shelter and Safety Net Services (2020)	05D	LMC	\$9,250.00
2020	4	441	6535814	Hearts with a Mission - Shelter and Safety Net Services (2020)	05D	LMC	\$9,250.00
2020	5	447	6535814	Youth 71Five Ministries - Vocational Training (VoTech) (2020)	05D	LMC	\$20,000.00
					<b>05D</b>	<b>Matrix Code</b>	<b>\$83,590.76</b>
2020	7	444	6535814	Jackson County Sexual Assault Response Team (SART) - Sexual Assault Acute Response (2020)	05G	LMC	\$4,000.00
					<b>05G</b>	<b>Matrix Code</b>	<b>\$4,000.00</b>
2020	8	443	6473109	Children's Advocacy Center - Recovery and Healing Services for Child Abuse Victims 2020	05N	LMC	\$1,095.52
2020	8	443	6535814	Children's Advocacy Center - Recovery and Healing Services for Child Abuse Victims 2020	05N	LMC	\$4,904.48
					<b>05N</b>	<b>Matrix Code</b>	<b>\$6,000.00</b>
2019	1	434	6417615	St. Vincent de Paul - Housing Move-in Program	05Q	LMC	\$1,570.91
2019	1	434	6434163	St. Vincent de Paul - Housing Move-in Program	05Q	LMC	\$30,000.00
					<b>05Q</b>	<b>Matrix Code</b>	<b>\$31,570.91</b>
2019	5	425	6535814	Rebuilding Together Rogue Valley - Accessible Ramps for Medford Elders/Persons with Disabilities	14A	LMH	\$17,374.80
2019	6	428	6417615	Housing Authority of Jackson County - Homeowner Repair 2019 PY	14A	LMH	\$130,567.39
2019	6	428	6434163	Housing Authority of Jackson County - Homeowner Repair 2019 PY	14A	LMH	\$16,676.79
2019	6	428	6473109	Housing Authority of Jackson County - Homeowner Repair 2019 PY	14A	LMH	\$45,751.00
2020	10	449	6482101	Housing Authority of Jackson County - Homeowner Repair Program 2020	14A	LMH	\$67,558.97
2020	10	449	6535814	Housing Authority of Jackson County - Homeowner Repair Program 2020	14A	LMH	\$52,632.37
					<b>14A</b>	<b>Matrix Code</b>	<b>\$330,561.32</b>
<b>Total</b>							<b>\$575,272.67</b>

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	3	446	6473109	No	Rogue Retreat - Kelly Shelter Operations (2020)	B20MC410005	EN	03T	LMC	\$37,000.00
								03T	Matrix Code	\$37,000.00
2020	1	440	6473109	No	Community Volunteer Network - Foster Grandparent Program (2020)	B20MC410005	EN	05A	LMC	\$8,000.00
								05A	Matrix Code	\$6,000.00
2020	6	439	6535814	No	Center for Nonprofit Legal Services - Meeting Basic Needs: Housing Safety and Prosperity (2020)	B20MC410005	EN	05C	LMC	\$8,000.00
								05C	Matrix Code	\$6,000.00
2019	2	429	6434163	No	Maslow Project - Safety Net and Case Management Services for Homeless Youth and Families (2019)	B19MC410005	EN	05D	LMC	\$12,957.85
2019	4	424	6434163	No	Hearts with a Mission - Shelter and Extended After Care	B19MC410005	EN	05D	LMC	\$10,000.00
2019	8	430	6434163	No	Youth 71Five Ministries - Vocational Training	B19MC410005	EN	05D	LMC	\$9,832.91
2020	2	445	6535814	No	Maslow Project - Homeless to Housed (2020)	B20MC410005	EN	05D	LMC	\$12,500.00
2020	4	441	6473109	No	Hearts with a Mission - Shelter and Safety Net Services (2020)	B20MC410005	EN	05D	LMC	\$9,250.00
2020	4	441	6535814	No	Hearts with a Mission - Shelter and Safety Net Services (2020)	B20MC410005	EN	05D	LMC	\$9,250.00

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	
2020	5	447	6535814	No	Youth 71Five Ministries - Vocational Training (VoTech) (2020)	B20MC410005	EN	05D	LMC	\$20,000.00
2020	7	444	6535814	No	Jackson County Sexual Assault Response Team (SART) - Sexual Assault Acute Response (2020)	B20MC410005	EN	05G	Matrix Code LMC	\$83,590.76 \$4,000.00
2020	8	443	6473109	No	Children's Advocacy Center - Recovery and Healing Services for Child Abuse Victims 2020	B19MC410005	EN	05N	Matrix Code LMC	\$4,000.00 \$1,095.52
2020	8	443	6535814	No	Children's Advocacy Center - Recovery and Healing Services for Child Abuse Victims 2020	B19MC410005	EN	05N	Matrix Code LMC	\$6,000.00 \$4,904.48
2019	1	434	6417615	No	St. Vincent de Paul - Housing Move-in Program	B18MC410005	PI	05Q	LMC	\$1,570.91
2019	1	434	6434163	No	St. Vincent de Paul - Housing Move-in Program	B19MC410005	EN	05Q	Matrix Code LMC	\$30,000.00 \$31,570.91
Total				No	Activity to prevent, prepare for, and respond to Coronavirus					\$174,161.67 \$174,161.67

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	12	435	6434163	City of Medford 2020-24 Consolidated Plan	20		\$14,986.83
2020	16	455	6473109	6-Step Toolkit for the Development of Affordable Housing (Planning Activity) (2020)	20		\$2,000.00
					20	Matrix Code	\$16,969.63
2019	9	427	6434163	Program Administration - 2019 PY	21A		\$41,034.43
2020	18	457	6473109	Program Administration - 2020/21 PY	21A		\$81,887.07
2020	18	457	6482101	Program Administration - 2020/21 PY	21A		\$9,316.07
2020	18	457	6535814	Program Administration - 2020/21 PY	21A		\$49,188.22
					21A	Matrix Code	\$161,225.79
Total							\$178,195.44





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
MEDFORD , OR

DATE: 08-31-21  
TIME: 13:45  
PAGE: 1

**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	958,225.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	958,225.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	175,457.97
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	175,457.97
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	782,767.03

**PART III: LOW/MOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	175,457.97
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	175,457.97
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	175,457.97
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	175,457.97
17 CDBG-CV GRANT	958,225.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	18.31%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	958,225.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%



**LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10**

Report returned no data.

**LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11**

Report returned no data.

**LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	14	436	6473109	CV - St. Vincent de Paul COVID-19 Rent Relief Program	05Q	LMC	\$90,985.10
			6535814	CV - St. Vincent de Paul COVID-19 Rent Relief Program	05Q	LMC	\$59,946.24
	15	438	6535814	CV - Community Works Emergency Rent Payments Program	05Q	LMC	\$24,526.63
Total							<u>\$175,457.97</u>

**LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	14	436	6473109	CV - St. Vincent de Paul COVID-19 Rent Relief Program	05Q	LMC	\$90,985.10
			6535814	CV - St. Vincent de Paul COVID-19 Rent Relief Program	05Q	LMC	\$59,946.24
	15	438	6535814	CV - Community Works Emergency Rent Payments Program	05Q	LMC	\$24,526.63
Total							<u>\$175,457.97</u>

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Report returned no data.

## Appendix B – Resolution 2021-118

### RESOLUTION NO. 2021-118

A RESOLUTION adopting the Consolidated Annual Performance Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) for the 2020/21 program year.

WHEREAS, each year the City develops and adopts a Consolidated Annual Performance Evaluation Report (CAPER) associated with the Community Development Block Grant (CDBG) program. The City is required to submit a CAPER to the U.S. Department of Housing and Urban Development (HUD) at the end of each program year. The CAPER indicates how the activities funded during the program year have met the needs identified in the City's 2020-2024 Consolidated Plan for Housing and Community Development that was adopted by the City Council on May 7, 2020. The Consolidated Plan is a comprehensive planning document that identifies the City's overall housing and community development issues and outlines a five-year strategy to address those issues;

WHEREAS, HUD requires a public hearing to solicit citizen input regarding the City's CAPER describing the City's use of CDBG funds for the 2020/21 program year and outlining the goals and strategies that have been met during this first of five Consolidated Plan program years; and

WHEREAS, the City Council must approve the 2020/21 CAPER prior to submitting it to HUD for approval. The CAPER, in its entirety, is available in the City Manager's Office and, as required by HUD, was available for public comment for a 15-day period which initially ended on September 16, 2021, was extended on September 29, 2021, and was closed at the public hearing on October 7, 2021; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON

Section 1. City Council hereby adopts the 2020/21 Consolidated Annual Performance and Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) funds for the 2020/21 program year. The CAPER is on file in the City's Records' Office.

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 7<sup>th</sup> day of October, 2021.

ATTEST:   
City Recorder

  
Mayor

Resolution No. 2021-118

## Appendix C – Affidavit

Initial

CITY OF MEDFORD  
411 W 8TH STREET #380 CITY HALL  
MEDFORD, OR 97501

**RECEIVED**

SEP 09 2021

PLANNING DEPT.

### Affidavit of Publication

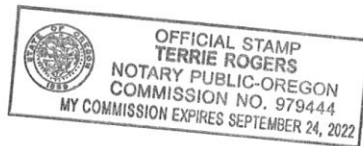
\*\*\*THIS IS NOT A BILL\*\*\*

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 8/18/2021 (HERE SET FORTH DATES OF ISSUE)

Subscribed and sworn to before me this 3<sup>rd</sup> day of Sept., 2021.



Terrie Rogers

NOTARY PUBLIC FOR OREGON

My commission expires 24<sup>th</sup> 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	8/18/2021	NOTICE OF PUBLIC COMMENT	1	155.14	GAD2101731

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#### NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public comment period for the City of Medford's Consolidated Annual Performance and Evaluation Report (CAPER) for 2020/21 Community Development Block Grant (CDBG) program funds will commence on Wednesday, August 18, 2021 and close on Thursday, September 16, 2021. The 2020 CAPER details goals and objectives of the 2020-2024 Consolidated Plan that were accomplished during the program year July 1, 2020 through June 30, 2021. The report includes performance outcomes of public service programs, housing projects, and other development projects eligible under program regulations. The CAPER also reports data associated with beneficiaries; resources and leveraging; affordable housing; homelessness; program monitoring; and other community actions to address the priority needs of low-income and special needs populations.

The purpose of this notice is to solicit citizen input on the CAPER prior to submission to the U.S. Department of Housing and Urban Development (HUD) on or before September 28, 2021. The Medford Community Services and Development Commission will hold a public meeting on Wednesday, September 1, 2021 at 5:30 p.m. to solicit public comments on the CAPER. This meeting may occur virtually in order to maintain social distancing measures. Please visit [www.medfordoregon.gov](http://www.medfordoregon.gov) for the latest details.

Medford City Council will hold a public hearing on Thursday, September 16, 2021 at 6:00 p.m., which may be in the City Hall Council Chambers, also located at 411 West 8th Street, or occur virtually in order to maintain social distancing measures. Please visit [www.medfordoregon.gov](http://www.medfordoregon.gov) for the latest details. The public hearing offers a second opportunity to comment on the CAPER. All comments received will be included as official record in the final CAPER submission to HUD.

Copies of the CAPER are available for public review on the City's website at [www.medfordoregon.gov](http://www.medfordoregon.gov) and at the Planning Department located at 200 S. Ivy Street, Medford, Oregon. Please contact Aleia Fletcher at [aleia.fletcher@cityofmedford.org](mailto:aleia.fletcher@cityofmedford.org) or 541-774-2397 to obtain a copy or to submit comments. A summary of public comments will be incorporated in the final document prior to submission to HUD.

City of Medford Planning Department

August 18, 2021



## Extended Public Comment Period



### AFFIDAVIT OF PUBLICATION

\*\*\*\* THIS IS NOT A BILL \*\*\*\*

On Behalf of:  
City of Medford  
411 W 8th St Rm 380  
Medford, OR 97501

STATE OF OREGON COUNTY OF JACKSON:

I, Kristy Gallon, being first duly sworn, depose and say that I am the principal clerk of 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 9/29/2021 (HERE SET FORTH DATES OF ISSUE).

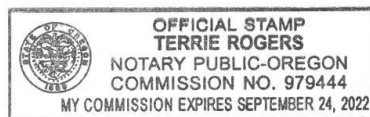
  
Affiant

Subscribed and sworn to before me this

12<sup>th</sup> day of October, 2021.

  
Notary State of Oregon County of Jackson

My commission expires Sept. 24, 2022



Rosebud Media - Mail Tribune - Ashland Tidings  
111 N Fir St, Medford, OR 97501

Publication Cost: \$237.66 | PO - GAD1021731 -Notice  
Ad No: 144 Customer No: 101093

### COPY OF ADVERTISEMENT

#### NOTICE OF EXTENDED PUBLIC COMMENT PERIOD AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the public comment period for the City of Medford's Consolidated Annual Performance and Evaluation Report (CAPER) for 2020/21 Community Development Block Grant (CDBG) program funds has been extended during the period of Wednesday, September 29, 2021 through Thursday, October 7, 2021 to accommodate a rescheduling of the public hearing, originally scheduled on September 16, 2021. The 2020 CAPER details goals and objectives of the 2020-2024 Consolidated Plan that were accomplished during the program year July 1, 2020 through June 30, 2021. The report includes performance outcomes of public service programs, housing projects, and other development projects eligible under program regulations. The CAPER also reports data associated with beneficiaries; resources and leveraging; affordable housing; homelessness; program monitoring; and other community actions to address the priority needs of low-income and special needs populations.

The purpose of this notice is to solicit citizen input on the CAPER prior to submission to the U.S. Department of Housing and Urban Development (HUD) on or before October 13, 2021. The Medford Community Services and Development Commission held a public meeting on Wednesday, September 1, 2021 at 5:30 p.m. to solicit public comments on the CAPER. This meeting occurred virtually in order to maintain social distancing measures. No public comments have been received to date.

Medford City Council will hold a public hearing on Thursday, October 7, 2021 at 6:00 p.m., which may be in the City Hall Council Chambers, also located at 411 West 8th Street, or occur virtually in order to maintain social distancing measures. Please visit [www.medfordoregon.org](http://www.medfordoregon.org) for the latest details. The public hearing offers a second opportunity to comment on the CAPER. All comments received will be included as official record in the final CAPER submission to HUD.

Copies of the CAPER are available for public review on the City's website at [www.medfordoregon.org](http://www.medfordoregon.org) and at the Planning Department located at 200 S. Ivy Street, Medford, Oregon. Please contact Aleia Fletcher at [aleia.fletcher@cityofmedford.org](mailto:aleia.fletcher@cityofmedford.org) or 541-774-2397 to obtain a copy or to submit comments. A summary of public comments will be incorporated in the final document prior to submission to HUD.

City of Medford Planning Department  
####

September 29, 2021