

DRAFT 2022 Consolidated Annual Performance Evaluation Report

for Washington County and the Cities of Beaverton and Hillsboro



The draft 2022 CAPER is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the CAPER report is then downloaded into a Word format. The CAPER template in IDIS has a series of prescribed questions that align with the CDBG, HOME, ESG and Consolidated Plan program regulations. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please don't hesitate to contact the Office of Community Development at 503-846-8814. Thank you for your interest and time spent reviewing this report.

Office of Community Development Staff

Copies of this document may be accessed online at:

<https://www.washingtoncountyor.gov/commdev/annual-performance-report>

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CR-05 - Goals and Outcomes

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 Consolidated Annual Performance Evaluation Report (CAPER) details the progress of the Washington County Consortium in carrying out the five-year strategy outlined in the 2020-2024 Consolidated Plan. This report highlights accomplishments of the third year of that Plan. The Office of Community Development (OCD) manages the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG) in Washington County. As the lead agency for these programs and as required by federal regulations, OCD managed a planning process that identified both housing and non-housing needs and priorities in the community involving the Policy Advisory Board (representing the County and incorporated cities), cities and county departments, nonprofit organizations, and Washington County citizens.

CDBG awards funded the following accomplishments in the PY 2022 (July 1, 2022-June 30, 2023) serving a total of 3,037 persons:

- Supportive services – 1,403 persons
- Homeless Activities that Implemented “A Road Home: Community Plan to Prevent and End Homelessness” – 1,431 persons
- Workforce training assisted – 9 persons
- Housing Rehabilitation and weatherization improvement projects benefited 194 households. These included 20 households through the Office of Community Development’s Housing Rehabilitation Program, 19 households through Rebuilding Together, and 155 households through Community Action’s self-help and comprehensive weatherization programs.
- Public Infrastructure began but was not completed in PY 2022 - City of Banks Wilkes Street Improvement.

PY 2022 ESG funds were awarded to a subrecipient in Spring 2023 with a contract start date of July 1, 2023. These funds will be used for homeless prevention.

A HOME Project is underway but did not complete in PY 2022. However, as noted in the PY2021 CAPER, because the drawdown of funds for the MaryAnn Apartments HOME-funded project occurred in PY2022, those 54 units are reflected here.

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Educational Services	Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%			
Homeless Activities that implement A Road Home	Homeless	CDBG: \$224105	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	0	0.00%			
Homeless Activities that implement A Road Home	Homeless	CDBG: \$224105	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	2623	17.49%	910	1431	157.25%

Homeless Activities that implement A Road Home	Homeless	CDBG: \$224105	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		180	0	0.00%
Homeless Activities that implement A Road Home	Homeless	CDBG: \$224105	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	177	118.00%	0	0	0.00%
Homeless Activities that implement A Road Home	Homeless	CDBG: \$224105	Homeless Person Overnight Shelter	Persons Assisted	2800	0	0.00%	0	0	0.00%
Homeless Activities that implement A Road Home	Homeless	CDBG: \$224105	Homelessness Prevention	Persons Assisted	4500	1307	29.04%	0	0	0.00%
Housing Stabilization	Non-Homeless Special Needs		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%	0	0	0.00%
Increase Inventory of Single Family Housing	Affordable Housing	CDBG: \$148565	Homeowner Housing Added	Household Housing Unit	10	0	0.00%	2	0	0.00%
New Construction of Rental Housing	Affordable Housing	HOME: \$2625361	Rental units constructed	Household Housing Unit	300	102	34.00%	148	54	36.49%

Preservation of Rental Housing	Affordable Housing	HOME: \$600000	Rental units rehabilitated	Household Housing Unit	500	15	3.00%	64	0	0.00%
Preservation of Single Family Housing	Affordable Housing	CDBG: \$549057	Rental units rehabilitated	Household Housing Unit	0	14	0	0	14	n/a
Preservation of Single Family Housing	Affordable Housing	CDBG: \$549057	Homeowner Housing Rehabilitated	Household Housing Unit	600	602	100.33%	255	194	76.08%
Public Facility Development	Non-Housing Community Development	CDBG: \$596042	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	301	6.02%	0	0	0.00%
Public Infrastructure Improvement	Homeless	CDBG: \$425000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1380	27.60%	4218	0	0.00%
Supportive Services	Non-Housing Community Development	CDBG: \$463032 / ESG: \$161798	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	4331	57.75%	0	1403	

Supportive Services	Non-Housing Community Development	CDBG: \$463032 / ESG: \$161798	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	1362	54.48%	1765	0	0.00%
Workforce Training	Non-Housing Community Development	CDBG: \$50000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	42	n/a	0	9	n/a

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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 Washington County Consolidated Plan established an allocation formula that guides the proportion of funds expended within the program’s major funding categories including: public facilities, infrastructure improvements, public services, and affordable housing. Each year, local government and non-profit organizations apply for CDBG funds among one of the major funding categories to help pay for specific community projects. The projects are evaluated and scored by staff and the Policy Advisory Board to ensure that projects are consistent with the Consolidated Plan Objective Statements and ensure that only viable and effective projects that meet an identified community need are selected.

Based on the Consolidated Plan needs assessment process, policy development in Washington County and input from various stakeholders throughout Washington County, OCD chose to designate CDBG activities that address goals and strategies in “A Road Home” as high priority activities. All other needs identified through the need statement process are considered Low Priority. Given that HUD’s Consolidated Plan template does not provide for “medium” priority, all other projects must be assigned a “low” priority status. That does not indicate they are not important or do not meet a Consolidated Plan objective. All the PY 2022 public service projects received CDBG funds through a competitive application process met one of the strategies in “A Road Home.” The only service projects that did not meet one of these strategies were set-aside projects for fair housing, resident services and the Economic Opportunity Program.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	2,868	14	0
Black or African American	171	1	0
Asian	44	0	0
American Indian or American Native	60	0	0
Native Hawaiian or Other Pacific Islander	220	0	0
Total	3,363	15	0
Hispanic	1,731	1	0
Not Hispanic	1,632	14	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG funded public services projects served 66.2% people of color. This includes those identifying as a race other than white and those identifying as Hispanic. HOME funded units served 13.3% people of color. Data for HOME funded units includes only the HOME-assisted units of a project, although HOME funding is a key component of the overall financing for affordable housing projects. There were no ESG beneficiaries in PY 2022 due to the shift in award process resulting in an award of funds for two program years in PY 2023.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,455,801	1,849,305
HOME	public - federal	3,225,361	1,488,499
ESG	public - federal	161,798	11,953

Table 3 - Resources Made Available

Narrative

The County makes drawdown requests after June 30th of each year for both the CDBG and HOME programs as the final expenditures through June 30th are not complete until early to mid-August. Although the drawdowns are after June 30th, the expenditures were all incurred before June 30th. Historically, this has been how OCD reports our expenditures (as incurred, not as reimbursed). ESG expended funds in PY 2022 included administrative expenses only.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Washington County	100	100	CDBG Entitlement and HOME Entitlement Area
Washington County - Not including the City of Beaverton and the City of Hillsboro			Washington County - Not including the City of Beaverton and the City of Hillsboro

Table 4 – Identify the geographic distribution and location of investments

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.

Leveraging of public resources enables additional funds to address the needs identified in the Consolidated Plan. Federal CDBG, HOME and ESG funds are often the first funds generated for housing and community development projects generating interest for additional leverage and demonstrating local commitment towards a project. Some examples of this include: leveraging CDBG funds by securing local Supportive Housing Services funds for homeless assistance projects, or leveraging HOME funds for an affordable housing development with state resources and Low Income Housing Tax Credits. Other types of local funds that leverage federal investment are: private foundation grants, donations, in-kind services, private loans, support from jurisdictions, volunteers, and private funds. These sources are all non-federal so may count for the federal programs towards non-federal match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,750,529
2. Match contributed during current Federal fiscal year	17,852,178
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	22,602,707
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	22,602,707

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
MaryAnn Apartments	07/06/2022	17,852,178	0	0	0	0	0	17,852,178

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
879,523	440,511	1,220,051	0	99,983

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	1,049,192	0	96,225	22,037	930,930	0
Number	4	0	1	1	2	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	2,968,212	2,264,243	703,969			
Number	20	9	11			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	212	54
Number of Special-Needs households to be provided affordable housing units	0	0
Total	212	54

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	148	54
Number of households supported through Rehab of Existing Units	64	35
Number of households supported through Acquisition of Existing Units	0	0
Total	212	89

Table 12 – Number of Households Supported

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

The 2022 Action Plan affordable housing expected outcome numbers were based on the estimated completion of the following HOME affordable Housing construction projects and CDBG housing rehabilitation projects:

An estimated 64 existing units will be rehabilitated serving non-homeless households. This will include four households assisted through the County's Deferred Interest-Bearing Loan (DIBL) Housing

Rehabilitation Program and 30 households served through the Rebuilding Together home repair program. In addition, an estimated 30 special needs households will be assisted through the County's Housing Access and Repair for the Disabled and Elderly (HARDE) program to help make necessary repairs to their homes.

Washington County will also serve an approximately 100 additional people through the Community Action Weatherization programs, but those number are not included as part of the affordable housing total.

The actual housing accomplishments included the following CDBG and HOME projects:

- 16 Households services through the CDBG Home Access and Repair of Disabled and Elderly (HARDE) home repair grant projects through OCD's Housing Rehabilitation Program. During PY 2022 the maximum grant award for the HARDE program was increased based on increased costs staff were seeing in the the market, as well as the severity of critical repairs needed. This resulted in fewer households being served, but in some cases resulted in a more durable repair that will alleviate future needs.
- 19 CDBG Rebuilding Together home repair projects serving elderly and disabled households.
- 54 affordable housing units completed with HOME funds - the MaryAnn (a multifamily project).

In addition to the units tracked through Tables 11 and 12, Community Action Organization's housing weatherization programs served 155 households. Community Action's weatherization programs and Rebuilding Together are both tracked in the Integrated Disbursement and Information System (IDIS) as rehabilitation administration projects because CDBG funds are used for personnel costs.

The number of affordable housing units produced was significantly lower than the goal due to the timing of completion of projects. Affordable housing projects require a variety of sources to be successful. Requirements of some of those sources changed recently, resulting in a delay of project financing closing and construction start. OCD works with developers to stay up-to-date on project timelines and help advocate for the project to move forward as efficiently as possible.

Discuss how these outcomes will impact future annual action plans.

OCD will work to provide accurate estimates for goals to be achieved in each annual action plan. Staff will work proactively with subrecipients to support projects as needed to stay on their anticipated timelines. With regard to single family rehabilitation projects, OCD is in the process of streamlining the application approval process for the Deferred Interest Bearing Loan (DIBL) program that, if approved, will reduce application processing time with a goal of attracting more applicants.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	70	0
Low-income	104	54
Moderate-income	0	0
Total	174	54

Table 13 – Number of Households Served

Narrative Information

This CAPER for PY2022 is the third performance evaluation since the completion of the 2020-2024 Consolidated Plan. Our Consolidated Plan estimated that 69% of all households with incomes at 0–50 percent of AMI are considered cost burdened, paying more than 30 percent of their income for rent. Washington County continued to address the needs of low-income households by targeting its assistance to those households, many of whom live in substandard housing units. As Table 12 shows, all of the households served by CDBG funds were at or below 50% of AMI.

The Housing Authority provides public housing options and Section 8 vouchers to help those with severe cost burdens. Approximately 80% of the Section 8 vouchers are targeted to those below 30% AMI. Over 70% of the public housing units are targeted to those at or below 30% AMI. These statistics vary slightly each year.

Other actions that the County has taken to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Organizations (CHDOs).
- Allocation of 40% of its balance of CDBG funds (after admin and public services funds are reserved) for housing rehabilitation and weatherization programs which help people to remain in their already affordable homes.
- Participating in the Streamlining Reporting initiative involving Oregon Housing Community Services and other jurisdictions in the state to reduce duplicative unit inspections and project monitoring with multiple funding sources. This increases efficiency for funding sources, site property management and maintenance staff, and decreases disruptions for residents in their living space.

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 Continuum of Care (CoC) local homeless plan – A Road Home: Community Plan to Prevent and End Homelessness - includes four strategies that together form a comprehensive and integrated system of care known as Community Connect. These strategies include 1.5 Expand outreach with Community Connect; 3.6 Expand resources at Community Connect; 4.4 Increase mainstream resource access at Community Connect; and 5.4.a Analyze System Performance Measurements to determine how the homeless response system performs as a continuum of outreach, emergency crisis intervention, diversion, and housing programs. This system aligns CoC Program, Emergency Solution Grant (ESG), and other public and privately funded initiatives and policy to assist homeless individuals and families with the most appropriate services to meet their needs.

In 2021 the CoC reformed their Community Connect system. The goal of the reform was to decrease the amount of time and questions that were included in the Community Connect systems as well as to remove its formalized acuity-based system. The initial Community Connect assessment took on average 90 minutes to perform. This created a long wait time to be assessed. The reformed assessment encompasses 24 questions and can be completed in less than 20 minutes. This has allowed more households that are at risk or persons experiencing homelessness to be assessed, sometimes within the same day as requested, and connected to needed resources in a much timelier manner. In the first month of the new assessments launch over 100 case workers were trained on this new assessment. This included street outreach workers, Housing navigators, Community Connect phone line assessors, shelter workers, and other CoC frontline staff.

The new LC3 (Locally Coordinator Command Centers) program with its first focus area near Forest Grove. This location has a high concentration of people experiencing homelessness in the area with high needs. The work of the LC3 includes setting up a day-to-day operation hub, designed to connect unsheltered people to shelter and housing. Local outreach, shelter, and housing programs collaborate with Washington County staff to coordinate an “all in” approach to engage more than 50 unsheltered individuals who had established an informal and unsanctioned camp for more than two years during the pandemic. Every individual was offered access to shelter or housing during the engagement process with majority connected to shelter programs and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2021 the CoC began receiving homeless services funds from the Metro Supportive Services (SHS) Program. As part of the SHS plan the CoC committed to funding 250 emergency shelter beds/units

throughout the CoC. The first three shelters included: a 60 unit hotel of which 50 of the units are designated to persons who are chronically homeless; a 22 unit hotel where units are designed for chronically homeless; and a 20 unit hotel where units through a Latinx culturally specific provider designated for homeless persons and families which are predominantly houseless migrant farm workers. These three shelters are "bridge shelters" with the goal of moving participants into housing in no more than 120 days from enrollment. The continued expansion of shelters is ongoing, with CoC-designated staff from the County for shelter acquisition and siting. The CoC has also solicited community-based feedback with the local community before any shelter site is opened. Washington County prepared to open two new shelter locations but received significant pushback from neighborhoods where the shelters were to be located. After completing additional engagement with those communities, the two shelters are anticipated to open in fall 2023.

The CoC also placed a high focus on expanding shelter services during severe weather (extreme heat or below freezing temperatures). Severe weather shelter providers are located throughout the large geography of the County to allow for better access. More of these shelters also take pets, and some locations provided a day heating/cooling center to maximize community benefit.

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

Washington County annually certifies that there are policies regarding discharge planning to minimize homelessness following discharge from public institutions. Protocols are outlined that deal with youth exiting foster care, people leaving the health care system and people being released from correction facilities.

The Department of Housing Services launched a new program in partnership with the County's Community Corrections Department and New Narrative (nonprofit behavioral health provider). Two housing system navigators from New Narrative work with parole officers and Community Corrections Center staff to create housing plans and connect justice-involved individuals experiencing or at-risk of homelessness with resources.

For youth leaving the foster care system, the Oregon's Department of Human Services' Child Welfare Division prepares individual discharge plans. The transition plan is carried out through three different Independent Living Programs. Boys & Girls Aid's Transitional Living Services program provides Family Mediation and Reunification Services for runaway and unaccompanied youth staying at the shelter. The Boys & Girls Aid is operating The Compass in partnership with Oregon Department of Human Services to assist in development of transition planning for young adults aging out of the foster care system. For people leaving the health care system, local hospitals perform discharge in accordance with Standards of

Practice governing health care operations. Hospitals work in partnership with community social service providers to refer homeless to appropriate programs. For justice-involved people released from correction facilities, the Oregon Department of Corrections prepares a discharge plan for inmates as they near release from incarceration and forwards to Washington County's Community Corrections a copy of the individualized Transition Plan. Prison release counselors, Corrections Center residential counselors and probation/parole officers take an active role in developing transitional release plans that may include provisions for, but are not limited to, housing, employment, continuing education, supportive services, conditions, and level of supervision.

Community Connect works to prevent individuals from becoming homeless by providing eviction prevention, emergency rent and utility assistance, and greater access to affordable housing and support services that create opportunities for individuals and communities to thrive and prosper. The Supportive Housing Services program assisted 414 households with eviction prevention rent assistance.

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

In 2021 the CoC launched its Housing Case Management Services (HCMS) program. The programs primary eligibility criteria are households who are chronically homeless or have experienced long term housing instability. The program utilizes a 20:1 case management ratio, and all households enrolled in the program receive a regional long-term rental assistance (RLRA) subsidy. The subsidy allows up to 120% of Fair Market Rent (FMR) and the household pays 28.5% of their income towards rent. This long-term assistance and wrap-around support is intended to prevent returns to homelessness. Additionally, each HCMS worker is equipped with flexible assistance for applications fees, furniture, security deposits, landlord incentives, and retention needs. Each HCMS case manager was trained by the CoC in trauma informed approaches, housing first and harm reduction practices, and a multitude of other specialized trainings such as non-violent crisis intervention, behavioral health 101, and culturally specific trauma informed care. Additionally, the CoC offers three weekly "office hours" for HCMS staff, HMIS, and supervisors and managers.

The HCMS enrollments are referred by two paths, and each organization providing HCMS at a 50%/50% ratio; one: HCMS organizations receive referral directly from the Community Connect system by household who were assessed either through the any of the Community Connect access sites as discussed above. This encompasses 50% of all the HCMS enrollments. The remaining 50% are internal enrollments through each of the 18 HCMS providers. By allowing community-based partners to enroll directly has greatly increased the speed at which households requesting assistance can be enrolled and housed. The HCMS program housed 626 households and the rapid rehousing program achieved 213

housing placements in PY 2022.

Additionally, a permanent supportive housing site opened in PY 2022 welcoming formerly homeless households to new apartments with 24/7 staffing and case management. It is currently housing 28 households.

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

Actions taken to address the needs of public housing

The Housing Authority of Washington County (HAWC) operates 244 units of public housing located at scattered sites across Washington County. The units include five multi-family apartment complexes ranging in size from 5 to 17 units, with the balance being single family homes and duplexes. HAWC continues to receive its own allocation of, approximately \$750,000 from HUD through the Capital Fund Program, which is used to repair, renovate and/or modernize the public housing properties.

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

The Resident Advisory Board (RAB) members includes public housing residents in addition to Housing Choice Voucher (HCV) program participants. The RAB meets quarterly to discuss Housing Authority policies, program changes, and other housing issues.

HAWC has also partnered with culturally specific organizations, community affordable housing developers, and local municipalities to offer financial education courses and mortgage readiness counseling services for public housing residents that the goal of homeownership. HAWC also allocated staffing and resources to connect public housing residents with down payment assistance.

Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency (FSS) program in addition to sponsorship in the regional Workforce Systems jobs program. Individuals in these programs are encouraged to open an Individual Development Account (IDA) for future use towards a home purchase or educational costs. Currently, there are 11 public housing families on the FSS program.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Washington County is considered a “High Performer” by HUD and is not a troubled agency. In PY 2021 HAWC was identified as a Moving to Work PHA, providing additional flexibility in implementation of its programs for the benefit of the community.

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)

Washington County Department of Land Use & Transportation's (LUT) Long Range Planning Work Program worked locally and regionally to explore options for encouraging the development of affordable and equitable housing, including increasing housing supply, reducing development barriers, and allowing a wider variety of housing types. LUT staff participated in work groups to update the 2020-2024 Consolidated Plan.

HB2001 Implementation and Adoption of Middle Housing Land Divisions Ordinance

In mid-2022, the County adopted regulations to implement Oregon House Bill 2001 (2019) supporting the development of “middle housing”. Middle housing includes duplexes, triplexes, quadplexes, townhomes and cottage clusters. The bill was intended to encourage housing affordability by encouraging construction of smaller housing units, though it did not include specific requirements related to affordability.

Long Range Planning developed and the Board adopted land use ordinance(s) to implement HB2001 in mid-2022. Work included amendments to the development code and the Comprehensive Framework Plan for the Urban Area. In compliance with state law, Washington County regulations:

- Allow a duplex on each lot or parcel within the UGB where detached single-family dwellings are allowable, and
- Allow all middle housing types in residential areas within the UGB that allow detached single-family dwellings.

A-Engrossed Ordinance No. 886 – Amending the Comprehensive Framework Plan For the Urban Area To Implement HB 2001 Middle Housing Provisions was adopted June 7, 2022.

A-Engrossed Ordinance No. 885 – Amending the Community Development Code To Implement HB 2001 Middle Housing Provisions was adopted June 28, 2022.

As a second phase of that work, in February of 2023, the Board adopted new regulations allowing expedited middle housing land divisions. These regulations provide more options for property owners wishing to develop middle housing and enable middle housing to more easily be owner versus renter-occupied.

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

Potential Future Housing Related Work (work started July 1, 2023 or later)

The next phase of the County's work on housing production and affordability, starting in mid-2023, includes proposed grant-funded projects to:

- develop promotional materials and a strategy to encourage development of middle housing and accessory dwelling units
- make further changes to the development code to further reduce barriers to housing, including middle housing.

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

OCD staff includes information and requirements related to lead-based paint hazards in application and sponsor workshops for CDBG, HOME and ESG.

CDBG funded Housing Rehabilitation projects perform a Lead Paint Risk Assessment on all properties built prior to 1978 where the project may disturb more than the de minimus of painted surfaces. When deteriorated lead paint is discovered in the course of a project, positive actions are undertaken to encapsulate and in some cases remove lead paint. Contractors who work on homes that were built prior to 1978 have Lead Paint certifications through the State of Oregon. Lead Paint treatments and abatement are performed as per HUD guidelines on how to treat, encapsulate, or abate lead paint.

The Housing Rehabilitation programs that are run from our office perform work on approximately 45 projects annually. The program encounters lead paint in about 17 percent of projects undertaken.

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

The County continues to prioritize State and local funding sources to reduce the number of poverty-level families. The needs of the community are constantly evolving and the partnerships with area non-profits and social service providers enable the opportunity to address these changes. The annual application process allows OCD to address those needs within the goals and strategies defined by the County. The County allocates the maximum CDBG amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits.

Washington County's public service and rental and owner-occupied housing programs are the primary vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the Action Plan included provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from "A Road Home" (CDBG).

Washington County also allocates a percentage of public service funding to support resident services at properties owned by Community Partners for Affordable Housing and Bienestar, the County's two tier one Community Housing Development Organizations (CHDOs). These services provide pathways to self-sufficiency to residents living in affordable housing. In addition, Washington County supports projects that implement a strategy from "A Road Home" by providing additional points in the application

process. This prioritizes resources to address homeless and at-risk households.

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

Collaboration, coordination and communication are strong in Washington County with relationships and advocacy in groups such as the Housing and Supportive Services Network (HSSN) of Washington County and the Coalition of Housing Advocates (CHA). These groups work to ensure there are a continuum of housing and services for low-income households, the homeless, and populations with special needs. Referrals are made between agencies and oftentimes housing providers reach out to service providers for onsite resident services or recruitment of tenants. The gaps in the institutional delivery system center on the difficulty in finding units for the hard-to-house populations. There are limited permanent overnight shelter beds for single men and single women. Local funding from the Metro Supportive Housing Services Levy continues to support a variety of critical programs and support organizations as they build their capacity for service and transition away from COVID-related funds that have been fully expended.

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include the countywide resource and referral network, Community Connect. The Office of Community Development recently coordinated with the Department of Housing Services on updating the ESG and the Continuum of Care policy and procedures manuals. These updates ensured that policies matched for training and prioritization of populations for the Community Connect system. Our offices continue to work together as the Department of Housing Services updates the oversight mechanisms for homeless services.

The Homeless Management Information System (HMIS) has also been a strength by providing real time data to assess gaps and better understand the number and depth of services households are using throughout the County. For special needs populations, there are several agencies that provide services that are specific to special needs populations including persons with disabilities, ex-offenders, seniors, farmworkers, persons with HIV/AIDS, domestic violence survivors, and persons with addictions. Many of these agencies provide both housing and supportive services for their clients. While the Metro Supportive Housing Services Levy supports the majority of these services and is increasing the impact and effectiveness of this work, the Levy will sunset in 2028 with the need remaining. Advocacy to renew the levy will be important.

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

Within Washington County, there is a focus on connecting homeless persons to the mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons. This is due to a countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action, Community Connect. These agencies serve as entry points for homeless

persons to access mainstream resources. Households seeking assistance are assessed for eligibility for services, including TANF, SNAP, public health plans, employment and housing services, and are referred to other community-based programs for which they may be eligible.

For health, case managers and agencies routinely look to enroll uninsured clients in the Oregon Health Plan. Agencies such as Virginia Garcia Memorial Health Clinic and Southwest Community Health Center look to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions. For mental health, area agencies like Sequoia Mental Health Services, New Narrative, and LifeWorks NW also work to enroll clients in the Oregon Health Plan and link them with access to a mental health provider who can create an individualized plan to manage their mental health challenges. The mental health providers are actively involved in the Continuum of Care and not only work with these clients to address their supportive service needs associated with their mental health conditions but work diligently to house them in their own properties or through use of Shelter Plus Care vouchers within a Housing First model that will help stabilize them. For access to employment services, the Office of Community Development, New Narrative, Community Action and Washington County Department of Housing Services partner with WorkSystems to ensure clients can begin to receive the training, education, mentoring and coaching they need to gain employment. In addition, the Department of Housing Services operates the Homeless to Work program, a transitional housing program that is focused specifically on supporting homeless individuals as they regain employment.

Consultation on the Emergency Solutions Grant (ESG) with Washington County's Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for Washington County, provides for the participation of local homeless service providers and at least one homeless or formerly homeless individual in setting policies and making decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from this consultation process include how to allocate funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards and evaluating outcomes, and administration and operation of the County's Homeless Management and Information System (HMIS).

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

Please see Appendix E for detail on the County's Fair Housing Activities during PY 2022.

In Washington County, housing for very low-income individuals (persons earning at or below 50% MFI) continues to be a High Priority. Developing housing for residents with incomes at or below 30% MFI requires identified operating subsidy (such as rent subsidies). Some organizations have addressed this structural challenge by including housing for homeless or extremely low-income persons in mixed income housing, where the cash flow from units affordable at 50 or 60% MFI help finance units at deeper affordability levels. The Housing Authority of Washington County has also project-based Section 8 vouchers to provide units affordable to households at 30% MFI and below.

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

OCD staff views monitoring not as a once a year or periodic exercise, but as an ongoing process involving continuous communication and evaluation. This process involves frequent telephone/email contacts, written communications, analysis of reports and audits, and periodic meetings as needed. In this program year, OCD staff put together a list of the projects to be monitored on site for CDBG and ESG compliance while on-going desk audits were conducted through reviews of voucher requests. OCD also completes risk assessments for each CDBG sponsor, in compliance with 2 CFR Part 200. The method of selecting projects to be monitored onsite is based on whether a project expended funds since the time of the last monitoring effort. If a public service project is a two-year project, staff will monitor once unless findings are present. If the project is a set-aside project funded yearly, it is monitored every third year. All construction projects are monitored. As part of the monitoring process, staff ensure sub-recipients provide outreach to minority and women-owned businesses for CDBG-funded construction projects. During monitoring staff also ensure that subrecipients comply with cross-cutting regulations, including: Section 3, Section 504, Title VI, Fair Housing, and equal employment opportunity.

All subrecipients certify annually whether a single audit was required for their organization. Single audits are reviewed by OCD Management Analyst and Program Manager and are verified in the federal database.

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.

Notice of the availability of a draft 2022 Consolidated Annual Performance and Evaluation Report for public review and comment was published in The Oregonian, El Latino de Hoy, The Hillsboro Tribune and the Washington County Times between August 24th and August 29th . Copies of the report were made available for review beginning Wednesday, August 30th, at the Office of Community Development, 328 West Main, Suite 100, Hillsboro, Oregon, 97123 and the Cities of Beaverton and Hillsboro. Online access to the report was advertised at each of the 15 public libraries in Washington County. The CAPER is available online at: <https://www.washingtoncountyor.gov/commdev/annual-performance-report>.

Public comments on the draft plan will be accepted through September 14, 2023. A public hearing on the draft CAPER as well as to hear County resident views on emerging housing and community development needs will held virtually on September 14, 2023, at 7:00 p.m.

CR-45 - CDBG 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 actions and discoveries obtained during preparation for the 2020-2024 Washington County Consolidated Plan contributed to the clarification of program objectives and changes to the program in the coming years. The planning process allowed the County to review the current needs and determine how our focus and current process meets those needs. Changes to the length of contracts and the amounts allocated were two such changes that were made to the five-year cycle.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During PY 2022, the Office of Community Development completed a total of 23 inspections at 12 different properties. Inspected properties included:

1. Alma Gardens
2. The Bridge
3. Clover Court
4. Cornelius Place
5. Fircrest Manor
6. Jose Arciga
7. Juniper Gardens
8. The Knoll at Tigard
9. Merlo Station I and II
10. Tom Brewer
11. Villa Capri
12. Village at Washington Square

Common issues found in the inspection included housekeeping concerns, site hazards, smoke alarms, and work orders not provided for completed work. All units scheduled to be inspected had initial inspections and follow-up inspections as needed. Additional follow-up inspections will be conducted as needed to ensure properties are in compliance during the first half of PY 2023.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

As part of the application process for HOME funds, subrecipients are required to describe their marketing strategy for the proposed projects. They are asked to describe their strategy for reaching those eligible households that are least likely to apply. Applicants also must complete and submit an Affirmative Marketing Plan, using Form HUD935.2A, and a Certification Form as attachments to the application. During desk and on-site monitoring for HOME projects, demographic information is reviewed to ensure that subrecipients are providing housing to typically underserved populations. The Office of Community Development incorporates the Equal Housing Opportunity logo and slogan into program materials; requiring subrecipients to use affirmative fair housing marketing practices when

soliciting renters or buyers; and requiring subrecipients to make a good faith effort to solicit eligible persons who are unlikely to apply for housing assistance. In addition, Washington County continues to engage the Fair Housing Council of Oregon in efforts to educate the community about fair housing and to investigate instances of discrimination. All current HOME subrecipients are experienced housing providers, well-versed and committed to fair housing requirements and serving diverse communities in the County

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Washington County carried over \$879,523 in program income from PY2021 and received \$440,511 in program income during this program year. Washington County applied \$1,220,051 to the program activities. The remaining \$99,983 of program income from PY22 will be applied to approved projects in PY23.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Within the Washington County HOME Consortium, public sector and non-profit groups have worked to increase the supply of affordable rental and maintain the inventory of owner-occupied housing in Washington County. In Program Year 2022, Washington County completed one affordable housing development with 54 units. An affordable housing project is large undertaking, often OCD staff are consulted several months or even years before a project applies for funding. OCD assists developers in understanding HOME program policies and requirements, to understand if HOME is a good fit for their project. In addition OCD conduction Part 58 Environmental assessments for projects within Washington County that do not have HOME funds, but will increase the supply of affordable housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	1	0	0	0
Total Labor Hours	0		0		
Total Section 3 Worker Hours	0		0		
Total Targeted Section 3 Worker Hours	0		0		

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).		1			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.		1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

There was one HOME project that completed during PY 2022. That project employed a total of 28 Section 3 employees and trainees in the following trades:

- Rough Carpentry - 15.6% of hours worked completed by Section 3 employees
- Brick Veneer and CMU - 17.8% of hours worked completed by Section 3 employees
- Plumbing - 12% of hours worked completed by Section 3 employees
- Electrical - 40% of hours worked completed by Section 3 employees



Draft

City of Beaverton
Community Development Block Grant
Program Year 2022
Consolidated Annual Performance Evaluation Report

CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan.
91.520(a)**

The City of Beaverton manages a Community Development Block Grant Program (CDBG) receiving an annual funding award from the U.S. Department of Housing and Urban Development (HUD). The City's modest entitlement impacts the amount of work that is funded with CDBG especially in the area of public services which is capped at 15% cap. However, the City focuses its funds on providing the greatest impact to its residents which are commensurate with its strategic and annual plans. The Con Plan provides objectives, based upon considerable community outreach, and prioritizes these objectives in its Strategic Plan and are seen to fruition in the Annual Action Plan.

This is the third reporting year of a five-year Consolidated Plan cycle which began with PY20. Accomplishment data continues to be impacted by COVID-19. The economic impact through supply chain delays and increased costs of materials and labor was a factor in the delivery of services for our non-profit partners who provide critical home rehabilitation services. Labor is also in short supply and projects wait longer to begin and there are often delays in completion.

Except for Owner-Occupied Housing Rehabilitation, accomplishment data generally surpassed expectations. Micro-enterprise partners continued to assist those interested in owning their own micro-businesses and provided technical and financial literacy assistance along with helping future micro-enterprise entrepreneurs make valuable business connections and providing low/no interest loan programs for those interested. Classes in how to submit a successful bid and loan applications were also offered. Construction focused programs continue to meet and exceed their goal numbers.

Homeless prevention/Homelessness, a strategic plan high priority, continued to meet goal numbers. In PY20, during the highpoint of COVID, services like Ecumenical Ministries of Oregon Second Home Program (EMO), struggled in meeting goal numbers, as volunteer families were hesitant to bring additional people into the household for fear of COVID exposure. This year EMO exceeded their goals in providing homes for students who do not live with their families but want to finish high school. These volunteer families offer support and stability in helping teens graduate.

Court Appointed Special Advocates for Children (CASA) saw a decrease in numbers they were able to serve in PY22 as cases were more complex. The critical nature of each case has increased, and the number of volunteers has gone down with COVID. Staff is hopeful this will normalize within the next year.

The city’s strategic plan places high priority on homeownership opportunities for low-income and marginalized Beaverton residents. Beaverton’s competitive market led to increased housing prices which has been the most difficult hurdle in finding homes that low-mod income applicants can afford. In partnership with Proud Ground, the city’s homeownership subrecipient partner, leveraged their funds by acquiring Habitat for Humanity newly constructed homes at a reduced price.

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Expected – Program Year	Actual – Program Year
Homebuyer Programs	Affordable Housing	Homeowner Housing Added	Household Housing Unit	15		2	3
Homebuyer Programs	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0	0
Homebuyer Programs	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0	0
Homebuyer Programs	Affordable Housing	Housing for Homeless added	Household Housing Unit	0	0	0	0
Homebuyer Programs	Affordable Housing	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0	0
Implements a Road Home (B/Gs)	Homeless	Homeless Person Overnight Shelter	Persons Assisted	800	0	21	24
Implements a Road Home	Homeless	Homelessness Prevention	Persons Assisted	0	0		
Micro Enterprise Technical Assistance	Non-Housing Community Development	Businesses assisted	Businesses Assisted	325	0	53	146
Owner Occupied Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	182	0	62	40
Supportive Services (HomePlate)	Homeless Non-Homeless	Public service activities other than	Persons Assisted	0	0	103	180

	Special Needs Non-Housing Community Development	Low/Moderate Income Housing Benefit					
Supportive Services (CASA, CPAH, EMO, MET)	Homeless Non-Homeless Special Needs Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	800	0	261	298

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 strategic plan’s goals of household stabilization and displacement mitigation for households at-risk and providing a vast array of supportive services through public services activities that are prioritized for supporting A Road Home are high priorities. COVID continues to impact economic and housing stability. Boys and Girls Aid has seen an uptick in requests for shelter and has had requests from children as young as 12. Since COVID, Although Ecumenical Ministries of Oregon, still struggles with meeting the need to house children wanting to finish high school but need a place to live, they exceeded their predicted goal and provided stabilization to Beaverton’s homeless youth.

Community Partners for Affordable Housing (CPAH) continues to surpass their resident services goals. CPAH offers supportive services to mitigate displacement, COVID continues to impact outreach efforts. However, after school programs continue to remain popular. CPAH partnered with local agencies, such as the local foodbank, Kiwanis Club, Tualatin Hills Parks and Rec, the Red Cross, Community Action, the Beaverton Library, Beaverton School District, and the YMCA as well as the Virginia Garcia Clinic and Head Start. CPAH also offers aids its elderly residents who are aging in place, which is a strategic plan priority.

Through its micro-enterprise program funding, the city met its strategic plan goal of economic empowerment opportunities of low and extremely low-income households. These non-profit agencies provide technical assistance in financial literacy, marketing, relationship building and accessing low/no interest loan products. Construction focused programs continue to be very popular given the amount of development going on in the area.

Strategic plan goals of serving special needs, elderly, and frail elderly by improving the quality of affordable ownership housing in good condition and with accessibility features which are also visitable are met through the city’s critical home repair and accessibility program through partnerships with the city’s sub-recipients: Community Action, Unlimited Choices (Adapt-A-Home and Mend-a-Home) and Habitat for Humanity. Extremely low and low-income homeowners are served with CDBG entitlement funds at no cost. These critical repairs and disability adaptations oftentimes, enable these vulnerable Beaverton residents to stay independent and living in their own homes, also meeting the plan goals of anti-displacement.

Outside of CDBG program funds, the City of Beaverton is on track to spend \$31.1 million for the creation of at least 218 affordable housing units in the City of Beaverton. Eighty-nine of the 218 units will be available for very low-income households earning 30% or less of the Area Median Income (AMI). One hundred and nine of the total minimum 218 units, will be two or more-bedroom units suitable to families. Currently one project has been completed and leased up, one project is under construction, another is in predevelopment, and a developer has been selected for the final project – a senior housing project. Through its general fund, the city also partners with the Portland Housing Center to provide down payment assistance to first-time homebuyers, providing \$200,000 annually to the program for up to \$25,000 downpayment assistance grants.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Describe the families assisted (including the racial and ethnic status of families assisted 91.520(a))

	CDBG
Race:	
White	590
Black or African American	72
Asian	10
American Indian or American Native	13
Native Hawaiian or Other Pacific Islander	6
Total	691
Ethnicity:	
Hispanic	352
Not Hispanic	350

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,058,209.00	631,493.53

Table 3 - Resources Made Available

Narrative: This figure does not include program income, which was received and allocated, nor does it include CV funds as they are not counted toward PY22

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The only geographic distribution requirement is that a beneficiary must live within Beaverton city limits. About micro-enterprise assistance, either the beneficiary must live in Beaverton or the beneficiary’s micro-business must be located in Beaverton. Addresses are verified to ensure the location of the activity.

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.

While CDBG has no match requirement, the city requires the NOFA applicant itemize its leveraged resources and amounts in their annual application for CDBG funds. As the city funds as many high priority areas as possible, grant amounts are often low. It would be virtually impossible to run a program without leverage to carry out the activity and is weighted in the decision to fund. Leverage is entered into IDIS at the time of activity and funding set up.

Plan goals of “increasing the inventory of deeply affordable rental housing in good condition and increasing the inventory of accessible and visitable housing with appropriate services to serve persons with disabilities and elderly, including those exiting or at risk of homelessness,” are being met in the City of Beaverton through its deployment of Metro Housing Bond funds for the development of affordable housing. The City of Beaverton’s Metro Housing Bond, affordable housing project, The MaryAnn, is completely leased-up. Project Based Section 8 vouchers, offer leverage through the Housing Authority of Washington County, offering affordable housing to those whose income is at or below 30% MFI.

The city is currently in the process of developing additional affordable housing in partnership with Metro and its Housing Bond funds. A 164-unit complex, yet-to-be-named in the South Cooper Mountain area is currently under construction and expected to be completed by late 2024. A third project located near the Elmonica Tri-Met transit station is in predevelopment with construction scheduled to begin third-quarter 2024. This project will house those whose income fall below 60% MFI and will include Section 8 Vouchers. This project also meets plan priorities to expanded transit opportunities to better serve persons with disabilities, elderly, and those without a car.

The fourth and final affordable housing project being funded by the Metro Affordable Housing Bond is a Senior Housing project to be developed on a city-owned site. Community Partners for Affordable Housing has been selected as project developer. The project will be developed on the site of the current Beaverton Community Center, originally partially funded with Section 108 funds, this location will continue to meet a National Objective: Low-Mod Housing. A Change in Use has been published which solicited public comment for a period of 30 days. The city will house low-income Beaverton seniors also utilizing Project Based Section 8 Vouchers provided by the Housing Authority of Washington County. It is also expected that the extremely low-income residents will receive much needed services funded by the county’s Supportive Housing Services program.

The city leverages State Weatherization Program funds through its CDBG critical home repair program. Community Action Organization (CAO), a city sub-recipient, who also manages the Weatherization Program, oftentimes combines home repair with weatherization funds. Replacing windows and HVAC units with up-to-date energy efficient models, decreases low-

income homeowners' utility bills and meets environmental quality standards.

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.

Number of households to be supported	One-Year Goal	Actual
Homeless	124	204
Non-Homeless	261	298
Special-Needs		
Total	385	502

Number of households supported through:	One-Year Goal	Actual
Rental Assistance	11	14
The Production of New Units		
Rehab of Existing Units	62	40
Acquisition of Existing Units	2	3
Total	75	57

Table 5 – Number of Households Supported

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

Goals and outcomes were met with most exceeding projected outcomes. The effect of COVID, still lingering with a rocky economy, saw increased numbers served in some public service areas, while causing decreases in others. Resident services and homeless services saw increases while Court Appointed Special Advocates for children (CASA) saw a decrease due to the severity of each case, still being traced back to COVID.

The city's goal to outcome ratio for homeownership was exceeded despite a competitive housing market. Proud Ground partnered with Habitat for Humanity do reduce the costs of each housing unit.

The rehab of owner-occupied existing units failed to meet its goals due to continued supply chain delays, inflation of goods and services and lack of contractor staff. The industry has not fully recovered from COVID.

Discuss how these outcomes will impact future annual action plans.

The difference in goals and outcomes are relatively small. As COVID created economic and

government mandated public distancing factors continue to improve, the city is confident these numbers will stabilize.

With regard to homeownership challenges, the city is currently in discussion with Proud Ground and considering suggestions for alternative options for acquisition.

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 6 – Number of Households Served

Number of Households Served	CDBG Actual
Extremely Low-income	329
Low-income	170
Moderate-income	118
Total	691

Narrative Information

Beaverton residents with extremely low-income is high. The city has deployed its resources pursuant to highest need and in compliance with its strategic plan, to serve this most vulnerable population. Unfortunately, given a 15% public services cap, the number served, and impact made will always fall short.

As discussed in the HUD Exchange CAPER webinar training, Households, families, and persons assisted are requested. However, the IDIS data contains both families and persons assisted. The webinar suggests describing the issue in this narrative: The request asks for “number of persons served by each activity where verification on income by family size is required to determine eligibility.” The header on the table then requests “number of households served” for reporting. When referring to HUD direction in the CAPER Guidebook it states: “**Table description states “families assisted” but data is both families and persons assisted.**” Which is equally confusing. As our data collected is based on a combination of households and individuals, depending on the activity (e.g., home buying is reported as 1 household whereas a homeless shelter reports individual.) Therefore, the city is reporting respectively.

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 of Beaverton, in collaboration with the Washington County Consortium (WCC), is a part of the 10-Year Plan to End Homelessness. Currently named A Road Home. This plan includes three strategies that come together in a comprehensive and integrated system of care referral known as Community Connect.

These strategies include:

- Create a Universal Point of Referral for At-Risk Tenancies,
- Create a Unified Assessment System identified the need to reduce barriers people in housing crisis experience as they seek-out resources in our community, and
- Expand Homeless Outreach. This system aligns Continuum of Care Program, Emergency Solution Grant (ESG), and other public and privately funded initiatives and policy to link homeless individuals and families with the most appropriate services to meet their needs. While extensive outreach is performed by the WCC jurisdictions in forming the Consolidated Plan, annual outreach is largely performed by Subrecipients of CDBG funding.
- The engagement of unsheltered persons is performed through a collaborative network of homeless outreach staff, a daytime walk-in center providing basic need resources, and community partners that includes severe weather shelters, meal sites, clothing closets, and emergency utility/rent assistance provided by faith-based and nonprofit organizations. Through this engagement, all at-risk and homeless persons are referred to Community Connect, the Coordinated and Centralized Assessment System that serves as Washington County's single-point entry system that screens individuals for homeless eligibility, assesses their housing and service needs, and refers the homeless individual to programs that can provide client-specific services integrated with housing, linkage to employment and health care resources. Community Connect was implemented in January 2014 to provide a single-point access point that evaluates at risk and homeless people consistently for assistance, implements prevention and diversion standards (Housing First), and client-centered referral to the most appropriate housing and services based on a standard assessment tool. CDBG funds were used to fund Community Action Organization, a PY21 Subrecipient that oversees Community Connect to maintain the single-point access for housing assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Beaverton also provides CDBG funds to the Family Promise and Boys & Girls Aid (B&GA) programs. Clients participate in weekly mandatory Life Skills classes and are provided access to public benefits. Children in school are offered counseling and are invited to participate in a daily Homework Club where they receive individualized tutoring and go to a ten-week full day Summer School. Adult GED services are also available. B&GA is a shelter for homeless youth where individual needs are assessed through one-on-one case management. Youth are then connected to additional resources based on their individual needs, including counseling, school and GED programs, skill building classes, and other community and public resources to increase self-sufficiency and transition into stable housing.

Counseling is offered for potential family reunification.

The city through different funding mechanisms, has secured funding through EDI CPF grant which will establish a year-round shelter within its city limits. A site has been purchased and renovations will start in late early 2023 with hopes of it becoming operational in 2024-2025.

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

As discussed above, Community Connect is an integrated one stop shop for emergency shelter needs. Those needing assistance are screened and placed through a comprehensive and inclusive network of agencies in Washington County including Beaverton and Hillsboro.

The city does not receive Continuum of Care funds, nor does it allocate CDBG funds to assisting those transitioning out of or avoiding homelessness into permanent, affordable housing. Our public service dollars go towards family and children's shelters and emergency rent in its efforts to end homelessness.

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

The city funded for several years, Ecumenical Ministries of Oregon which places unaccompanied youth seeking to finish high school with volunteer families who have agreed to house and support the client through graduation. Home Plate was funded by the city in PY22 and offers day shelter services. Showers, laundry facilities, clothing, meals, computer access, etc., are offered. Home Plate also offers housing placement and access to all its clients. Community Partners for Affordable Housing is also a subrecipient of the City of Beaverton and provides supportive services to residents of affordable housing properties to provide the assistance and maintenance each client needs to remain successfully housed. Many of these residents who are at or below 30% MFI are affected by other issues, such a mental health or addiction issues.

Although the city does not use its CDBG entitlement funds to develop affordable housing, through the Metro Housing Bond, the city is on track to deliver over 218 units of affordable housing units, serving the demographic of 60% and under. Low barrier screening criteria will be employed to ensure those who have struggled in the past with homelessness and economic distress can be housed and supportive services programs will be linked to these projects as well.

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

Actions taken to address the needs of public housing

The city does not have or participate in public housing. Consortium partner, Washington County Office of Community Development reports on the Washington County. However, the city is partnering with the Washington County Housing Authority with regard to the Metro Housing Bond projects being developed in Beaverton. The Housing Authority has entered into an IGA with the city to provide 35 Project Based Vouchers to allow for the deployment of 30% units in these projects.

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

While the city funds homeownership through Proud Ground, the city does not conduct specific outreach to public housing residents. The city does not have or participate in public housing.

Actions taken to provide assistance to troubled PHAs

The city does not have or participate in public housing. However, the city is partnering with the Washington County Housing Authority with regard to the Metro Housing Bond projects being developed in Beaverton. The Housing Authority has entered into an IGA with the city to provide 35 Project Based Vouchers to allow for the deployment of 30% units in these projects.

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)

- Committee participation with housing providers
- Tax exemptions, reducing operational costs, for non-profits that own regulated housing
- Land contributions to developers that build affordable housing
- Development review and building permit fee waivers
- Allocation of funding for off-site improvements in low-income neighborhoods
- Funding support to the Community Housing Fund (a non-profit that provides preconstruction and bridge loans for affordable housing)
- Determining impediments to Fair Housing
- Update its zoning criteria to allow infill housing and other policies leading to higher density
- Working with the parks district, Tualatin Hills Park & Recreation District (THPRD), to remove or reduce system development charges (SDCs) for development of 30% and below AMI housing units

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

Actions taken to support meeting underserved needs include:

- Assisting newly homeless persons find appropriate and available services
- Implementing the construction of 400 units of affordable housing through the local housing bond, 40% of which are targeted to serve extremely low-income households
- Support services will be provided to a yet to be determined number of renters coming online through the housing bond projects
- Property tax abatement for all regulated affordable housing provided by non-profits
- Backing filling System Development Charges on a case-by-case basis
- Partner with the County to connect Supportive Housing Services to new affordable units being developed for the benefit of chronically homeless residents.

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

Each Subrecipient understands and agrees that any construction or rehabilitation of a residential structure shall be subject to HUD Lead-Based Paint Regulations at **24 CFR 570.608 and 24 CFR Part 35, Subpart B**, which have been promulgated under the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846) and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856). Lead-safe Housing Rule requirements found in Section 1012 and 1013 of Title X must be met. The city, as part of the routine Environmental Reviews, checks the due diligence of each sub-recipient in providing the disclosure and testing requirements in the LSHR

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

Every activity the City of Beaverton funds through its CDBG entitlement award is focused on reducing poverty and increasing opportunities for those have historically been marginalized through robust

outreach. Whether it be through assisting families in getting off the street and into a shelter, funding the acquisition of a home for a low-moderate income family, giving technical assistance to a client who wants to start their own business or assisting families with subsistence payments for rent to keep them in housing.

The city is part of the Washington County Consortium who works closely with nonprofits, faith-based organizations, and agencies which provide services for, addiction, mental illness, veterans, homeless, income growth, homeless prevention, affordable homeownership, and multifamily development. This relationship helps us to reach a greater level of efficiency and effectiveness as we share experiences, technical knowledge, and intellectual capital.

The city has a solid working relationship with the local HUD CPD office. HUD representatives continue to be responsive and assist in problem solving. Our community partnership helps the city reach its strategic plan goals of reducing the number in poverty in the most efficient way possible.

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

CDBG staff work closely and collaboratively with the mayor's office and other departments, such as economic development, long range planning, transportation, permits, inspectors, and finance to create a place where Beaverton residents feel like they can get the assistance and the answers they seek. For example, the CDBG NOFA selection group is comprised of employees from various city-wide departments including the police, social services, community services and engagement as well as others who work in Community Development.

The City of Beaverton takes a holistic approach to serving the community, with the philosophy of maximizing its intellectual capital and experience to create an effective and dynamic institutional structure that evolves over time as the community and its needs change. A good example of one such action is the Housing Five Year Action Plan. With input from its governing bodies, staff and social service networks, the city has created a plan to address housing needs in the area and has recently updated this plan to reflect anticipated needs moving forward.

Diversity Equity and Inclusion (DEI) is at the forefront of the work the city undertakes. The city's Diversity Equity and Inclusion Plan is a lens by which we view each undertaking. Currently staff is reviewing its CDBG process and procedures in an effort to ensure that our institutional structure is not stagnant and continues to develop fresh and innovative ways to add equity in planning.

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

The city continues to maintain and grow its relationships with local non-profits, some of whom provide services through CDBG grants. CDBG staff regularly attend the Washington County Housing and Supportive Services Network and belong to city and county networks which share information and resources.

Private housing developers have successfully been incentivized to provide affordable housing unit set-asides in new developments through regulatory agreements which will be monitored for compliance by

Community Development Housing staff through the affordability period.

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

The city continues to provide information and referrals to landlords and tenants via our city's affordable housing hotline that is operate by the city's affordable housing team. The Cities of Beaverton and Hillsboro, along with Washington County, partner with the Fair Housing Council of Oregon throughout the year to tackle housing justice issues, particularly issues of illegal housing discrimination. The consortium works together to address this discrimination throughout Washington County and to promote equal access to housing choice whether renting, selling, or owning.

One example of this work is that the consortium partnered with the Fair Housing Council of Oregon fund and present to leadership audit testing throughout Washington County, specifically in Beaverton 16 tests were reserved for race, national origin, disability, and source of income (a state protected class).

In addition the City of Beaverton had a display up at the library 3/14-3/28. Below is general information regarding fair housing and the display.

- This display is provided by the [Fair Housing Council of Oregon \(FHCO\)](#). FHCO is a statewide civil rights organization that proactively promotes housing justice, equity, and inclusion. Their mission is to end illegal housing discrimination and promote equal access to housing choice through education and enforcement of fair housing law.
- The “Anywhere but Here: The History of Housing Discrimination in Oregon” portable, museum-quality exhibit consists of photographs, text, and quotes. The large seven-panel display chronicles Oregon’s largely unknown history of discrimination, segregation, and displacement, as well as the progress we’ve made in overcoming this history and the challenges that remain.
- The City of Beaverton proactively takes meaningful actions to overcome patterns of segregation, promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities free of discrimination.
- In do so, the city supports: homeless shelters/services, homeless prevention, youth and family programs, other public services, lowering the cost of homeownership, critical needs housing repair, disability adaption, and micro-enterprise business development through its Community Development Block Grant (CDBG) program and fair housing efforts.
- Each year fair housing month is recognized nationwide through the month of April.
- This specific display is one opportunity to provide the community with information about fair housing and will lead us into fair housing month where the mayor will issue a proclamation recognizing fair housing month.

The mayor issued a proclamation the first week of April declaring it fair housing month. Finally, the City of Beaverton updated its website to offer pre-recorded courses via the Fair Housing Council of Oregon’s (FHCO) website. The city will continue to track previous and upcoming events in order to continue to educate our community members.

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

The City of Beaverton has been a CDBG Entitlement Community for more than 20 years and is audited annually by an independent firm, which also audits the city's CDBG program to the federal Office of Management and Budget's (OMB) applicable interpretations of the Code of Federal Regulations. In PY21, HUD's Community Planning and Development Representative monitored the city's Micro-Enterprise and Homebuyer Program. The city's monitoring processes, invoicing, sub-recipient agreements, standard operating procedures and client files were also reviewed at this time. Entrance and Exit interviews were conducted as well. All findings and concerns were addressed to the satisfaction of HUD.

The city's monitoring plan, outlined in the Consolidated Plan, allows the city to make informed judgments about Subrecipients' program effectiveness, efficiencies, and ability to prevent fraud, waste, and abuse of public funds. Monitoring also allows the City to provide technical assistance to help Subrecipients comply with applicable laws and regulations, improve technical skills, increase capacity, and stay updated on regulations relevant to CDBG. Additionally, monitoring helps to identify deficiencies, and highlight accomplishments and best practices that can be duplicated. HUD's Managing CDBG A Guidebook for Grantees on Subrecipient Oversight is used as the city's monitoring playbook and contains complete and easily understandable guidance.

Monitoring will be conducted based on budget and parameters set by the city to assess risk at various levels and under different circumstances. While the City would like to conduct annual site visits with each organization under agreement, the City's entitlement administration budget will not support this approach. The City shall seek to complete the following site visits annually as determined by the following criteria:

- All Activities requiring City Council Approval, currently the budget threshold is \$100,000, typically our Homeownership Program, annually.
- At least one Housing Rehabilitation Activity, annually.
- At least one Economic Development Activity, annually.
- Any Subrecipient not under an agreement during the previous three years.
- One Public Services Activity at least once every four years.
- As necessary any activity determined to have potential areas and levels of risk.

In PY21 city staff monitored 4 Subrecipients due to continued COVID protocol, each monitoring took place via online Zoom or Microsoft Teams. Files were shared electronically with sensitive information either redacted or shared via a password protected, vaulted website, such as Google Docs. All agencies had required documentation ready and available. There were no outstanding or unresolved findings.

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 Beaverton works in concert with Washington County's public review process as a consortium. A draft version of this CAPER report will be made available for public review and comment for a 15-day period. A notice will run in Pamplin Media publications for Washington County including Beaverton Valley Times, Washington County Times and the Hillsboro Argus. The Oregonian, Asian Reporter and Latino de Hoy will also carry the notice and will be posted online. The notice will also be sent to the membership list serves of the Housing and Supportive Services Network (HSSN) of Washington County as well as to CDBG Subrecipients.

The county and city continued to host virtual public meetings for comment. These meetings have seen higher attendance than those held in person in previous years. Notices and interpreters are provided in several languages.

CR-45 - CDBG 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.

Micro-enterprise sub-recipients continue to be asked to meet the added objective of business retention in addition to technical assistance for types of business models which either began or increased because of COVID. Strong efforts to help clients maintain a viable business which may mean changing focus, accessing additional capital, or taking advantage of new opportunities brought on by the pandemic have remained a criterion for funding.

The city has also reached out to and funded agencies whose focus is on micro-enterprise businesses which are construction focused. The city has its own MWESB requirements for city performed work and work it funds (such as the Metro Bond projects). Having and an increased pool of MWESB micro-construction businesses is the perfect partnership.

City staff is currently looking at ways to increase its DEI goals by reaching out to agencies who have not applied for CDBG funding in the past and assisting smaller non-profits in building capacity by providing hands on technical assistance. This outreach will be done with the intention of increasing partnerships with Beaverton's underserved communities.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? NO

[BEDI grantees] Describe accomplishments and program outcomes during the last year: N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 7 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for or attend community college or a four-year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 8 – Qualitative Efforts - Number of Activities by Program

Narrative Given the amount and type of the City of Beaverton’s subrecipient contracts, Section 3 is not triggered, and reporting is not required pursuant to federal requirements.

City of Hillsboro - DRAFT 2022 CAPER

CR-05 - Goals and Outcomes

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 City of Hillsboro, forms part of the Washington County Consortium (WCC), comprised of the City of Beaverton and Washington County's Office of Community Development. The WCC, operating under the 2020-2024 Consolidated Plan, carried out its strategic plan and action plan for the 2022-2023 program year. The Plan identifies the priority needs the City of Hillsboro will address with its annual CDBG funding allocations. The program year 2022-2023 marked the fifth year the City of Hillsboro has administrated its own CDBG program as an Entitlement Community with HUD and the third year of the five-year consolidated planning cycle. The following accomplishments are documented in more detail throughout this report:

- Funded three local organizations to carry out three activities under housing, public improvements, and fair housing categories
- Completed 21 housing rehabilitation projects that benefited low- and moderate-income households
- Acquired one single family home for a first-time low- and moderate-income homebuyer household
- Public Facility Improvement project benefiting at-risk homeless families

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homebuyer Programs	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	20	4	20.00%	5	1	20.00%
Homebuyer Programs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	4				
Homebuyer Programs	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
Homebuyer Programs	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Owner-Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	44	58.67%	18	21	116.66%
Public Facility & Investment	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	16	0	0.00%

Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	0	0.00%			
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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 2020-2024 Consolidated Plan identified affordable housing and homelessness as the two highest priority needs in our city and county. In the third year of the Consolidated Plan substantial progress was made in these two-priority area. The City’s CDBG program funds two activities under the affordable housing category: home acquisition program and housing rehabilitation program. The home acquisition program accomplished one housing acquisition to a low- and moderate-income first-time homebuyer. The expected goal of four housing acquisitions was not met during the program year due to housing market conditions reflected in high home sale prices and mortgage interest rates.

Under the second affordable housing goal, the housing rehabilitation program exceeded its 2022-2023 program year goal of 18 rehabilitation with 21 rehabilitations completed. These goals were accomplished despite an increase in construction cost and equipment.

Delays continued to be encountered during the previous year in the public facility and investment goal because of the shortage in construction contractors resulting in stoppage of all activities in this goal. The City’s Community Development staff is working with our partner on this project to reassess timelines and accomplishments to have a completed project for the next program year.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	18
Black or African American	0
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	22
Hispanic	9
Not Hispanic	13

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The option of “Other Multi-Racial” is available and used in IDIS, however, it does not appear on the table above. There were four families with a total household size of nine that identified as “Other Multi-Racial,” adding these additional families to the total number assisted with CDBG funds in 2022.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,053,306	711,309

Table 3 - Resources Made Available

Narrative

The City of Hillsboro, in its fifth year as an Entitlement Community with HUD, was allocated \$713,632 in CDBG funds for the program year 2022-2023. This allocation along with the previous year's unspent funds comprised the funds available for the program year 2022. The amount expended during the program year represents an effort to project expenditure commitments almost a year in advance before resources are made available and which does not account for factors impacting the timeliness use of the allocated funds. This program year's funds expenditures continued to be impacted by the Coronavirus pandemic, construction contractors, and higher mortgage rates which slowed down or stopped project activities and have been slow to restart. These funds are expected to be fully spent by the end of the next program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Hillsboro	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

All CDBG funded activities expended are within the City of Hillsboro city limits. See Map in Section CR-05 for the geographical distribution of services. Please note that some sub-recipients have their main offices located outside of Hillsboro.

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.

City of Hillsboro's Community Development Block Grant (CDBG) program does not mandate a specific match requirement for CDBG-funded activities. However, the City encourages project proposal submissions to include matching funds from other sources. By doing so, submitted proposals can earn additional points during the evaluation process, which in turn can lead to higher scores for those proposals. This approach is intended to incentivize organizations to seek and secure additional funds beyond CDBG funding, which can enhance the overall impact and sustainability of the proposed projects. Organizations that demonstrate their ability to leverage other sources of funding are rewarded with a competitive advantage in the evaluation process.

This strategy ensures that CDBG funds are used in conjunction with other funding sources to maximize the positive outcomes of community development projects. By allowing proposals with leveraged funds to score higher, the City of Hillsboro aims to encourage collaboration and partnership building among organizations and stakeholders in the community. This approach can potentially lead to more comprehensive and impactful projects that address various community needs.

The 2020 -2024 Consolidated Plan as well as the City of Hillsboro Council Priorities identified the need for additional affordable housing as a high priority. In February 2022, the City donated a 6-acre parcel, valued at over \$5 Million, to a partnership comprised of nonprofit developers Bienestar Inc. and Housing Development Center for the development of 149 units of regulated affordable housing, all for families at 60% of Area Median Income (AMI) and below. The City also provided \$17 Million in project financing from its share of Metro Regional Housing Bond Funds. Called Nueva Esperanza, or "New Hope," the project will provide 60 units of the 150 total to households at 30% AMI or below, and 105 units will contain two or more bedrooms suitable for low-income families. The project is under construction and the expected completion is Fall 2023.

In July 2022, the City donated a 3-acre parcel to Habitat for Humanity for the development of 18 affordable townhomes containing three- and four-bedroom units. The townhomes will be made available to households at 80% AMI and below. The project is under construction and is expected to be completed by the calendar year end of 2024.

In September 2022, the City conducted a Request for Proposals (RFP) for affordable housing

related to a publicly owned 2-acre site on Walker Road in the Tanasbourne area of Hillsboro. Working closely with the City, Metro Regional Government purchased the property in late June of 2022. The developer solicitation and selection, which includes a reservation of up to \$11 Million of the City's share of Metro Housing Bond Funds, will be complete by mid-2023. Project groundbreaking is anticipated in 2024.

Finally, the City has received a joint project proposal for development of a City-owned property - "Block 67" - in Downtown Hillsboro, which includes 78 units of affordable housing in addition to market-rate housing and commercial development. Discussions and negotiations with the development team regarding development of the site will be ongoing over the next year.

DRAFT

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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	18	21
Number of households supported through Acquisition of Existing Units	4	1
Total	22	22

Table 6 – Number of Households Supported

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

The City has made affordable housing a priority in its CDBG program which is supported by the City's Councils Priorities and the 2020-2024 Consolidated Plan. The City expects to continue their support of these goals and activities annually.

In 2022, the City's CDBG Housing Acquisition program started its fifth-year partnership with Proud Ground. The goal in the fifth year was to assist four households acquire a home under Proud Ground's

community land trust model which significantly reduces the cost of acquisition and homeownership for low- and moderate-income first-time homebuyers. This land-trust model also ensures permanent affordability for future low- and moderate-income household who acquire home in the City of Hillsboro. In the fifth year, the program did not meet its program year goal and assisted one low- to moderate-income household achieve homeownership. The increase in mortgage interest rates combined with the high housing prices in Hillsboro significantly contributed to the program not meeting its annual goal.

The City also continued its partnership with the Washington County Office of Community Development to administer the City’s housing rehabilitation program to Hillsboro residents. The fifth-year goal was to assist 18 households with housing rehabilitation projects which provide labor, material, Lead-Based Paint Hazard Control, and other associated costs to qualified households. The program goal was exceeded by three additional housing rehabilitations for the fourth year in a row.

In total, the City of Hillsboro exceed the set One-Year Goal in the 2022 Annual Action Plan by assisting 22 households with affordable housing under two activities, housing rehabilitation (21) and housing acquisition (1).

Discuss how these outcomes will impact future annual action plans.

The City anticipates continued funding of both the home acquisition and rehabilitation programs at the current levels for future action plans. The City met its housing rehabilitation program goals within the 2022 program year demonstrating a clear demand for the rehabilitation program activities.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	7	0
Low-income	9	0
Moderate-income	6	0
Total	22	0

Table 7 – Number of Households Served

Narrative Information

The City’s two affordable housing activities are designed to serve low- to moderate-income households who need housing rehabilitation or are acquiring a home for the first time. One hundred percent of households served are under 80% of the area median income with 72% being extremely low and low-income.

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

In 2021, the City created a full-time position focused on leading the City's homelessness initiatives. The Community Services Coordinator coordinates both internally with departments across the city as well as externally with non-profit and government partners to provide a strategic and community informed response from the city on homelessness. This work has led towards the city filling gaps in the local homeless services response system, such as taking steps to acquire and renovate a property that will become the first year-round shelter in Hillsboro, assisting with gaps in the outreach system, supporting capital and operational efforts to establish both youth and adult day center locations, and providing educational and engagement opportunities for the broader community to better understand the issue of homelessness.

The City partners with local non-profit organizations that serve our homeless community members as the primary method of reaching out to homeless persons and assessing their needs. Community Development staff also attends monthly workgroups (Housing & Supportive Service Network and Anti-Poverty Strategies Workgroup) tasked to mitigate the impact of homelessness, and support organizations who provide homeless services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to partner with non-profit organizations to build out shelter resources in Hillsboro. The City provided funds to operate temporary shelters in both 2020 and 2021 in respond to COVID-19 and lack of sheltering resources in the community. This partnership included a lease at no cost of a City-owned facility to serve as an indoor congregate shelter location during the winter of 2021 and lease of city owned property for operation of a sanctioned camping project, which provided 30 camping spaces with access to services, restrooms, handwashing stations, and 24/7 staff access and support. Financial contributions for operation of these shelter and camp projects was also provided using Cares Act funding, general funds, and American Rescue Plan Act funding. In addition, the City also provided funds to improve the health, safety, and accessibility for the renovation of a shelter at the Boys and Girls Aid Safe Place Youth Shelter.

To support Day Center services, the City contributed general funds to a non-profit organization to operate a day center with services for persons experiencing homelessness, include services connection, laundry, showers, and meals. American Rescue Plan Act funding was also used to support the capital funds needed for both the adult and youth day centers to acquire their current Day Center facilities.

Finally, in winter of 2021, the City acquired a 6.9 acre site in western Hillsboro to become the first year round shelter in Hillsboro, moving the city away from temporary piece-meal sheltering projects. Throughout the coming year, the city will lead the renovation process for this site, which will result in a 75-bed facility for singles and couples with both congregate and non-congregate sheltering options.

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

In the past year, the City was able to provide financial support to organizations that stabilize families interacting with institutions who are vulnerable to housing instability through the Community Services Grants and Impact Grants programs. The Community Impact Grant program provided support for outreach services to runaway homeless youth, many of whom exit the foster care system into homelessness. Additionally, crisis intervention institutions such as Albertina Kerr were funded to provide additional stability supports to families in crisis. The City also funded Community Action's emergency rent assistance program with both general and CDBG funds in response to the coronavirus pandemic which has seen a dramatic increase in rent assistance need for low-income Hillsboro residents.

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

In the past year, the City funded numerous organizations that assist persons experiencing homelessness to transition to permanent housing. The City's Community Service Grant program is the primary source of funding the City offers to assist low-income individuals and families to avoid homelessness or rapidly re-house. In the 2021 cycle of this grant, over 35 unique non-profit organizations were funded for programs including housing and other stabilization services for a total funding amount of \$200,000 for all projects. Many of these projects sought to stabilize vulnerable persons in their homes and to rehouse persons as quickly as possible.

In addition, the City has committed to the staffing of two Crisis Intervention Team officers, who integrate supportive services and intentional engagement with persons living outside into the Hillsboro Police Department. These officers regularly facilitate connection directly with persons living outside to safety net services, housing, and other supports that can help end a homeless episode. Examples of

common resource connections include SOAR SSI assistance, Street Outreach services, and the local coordinated entry system “Community Connect.”

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

Actions taken to address the needs of public housing

The City does not own or operate any public housing units nor is the public housing authority. The Housing Authority of Washington County (HAWC) is the public housing provider in Hillsboro and the county.

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

The City's Community Development Department and CDBG program is not directly involved with these activities as it is covered in the lead consortium's CAPER, see Washington County's Office of Community Development section. However, the City's Community Development staff is a workgroup participant in the Housing Authority's strategy as it seeks to dispose of 60 units of public housing under HUD's Section 18 program in Washington County of which 15 are located within the City of Hillsboro. The Housing Authority has not received HUD approval on this disposition request, but the City's Community Development staff is actively working with local housing non-profit organizations, the Housing Authority, and other City staff to support activities that would assist the residents interested in homeownership of these public housing units to seek housing counseling and assistance to help them achieve their goal of homeownership.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Washington County is not designated as a troubled PHA under 24 CFR Part 902302.

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)

In 2017, the City developed an affordable housing strategy that identified policies and tools to remove local barriers and incentivize affordable housing development in Hillsboro. The strategy recommended five policies and tools to increase the development and preservation of affordable housing:

Reduce minimum parking requirements for affordable housing:

- Provide gap financing to support affordable housing development.
- Provide a property tax exemption to help preserve existing affordable housing and incentivize new regulated affordable housing.
- Donate City owned land to support new construction.
- Fund the preservation of existing affordable housing units.

Implementation of these policies along with implementation of the Metro Affordable Housing Bond has allowed the City to play a larger role in removing local barriers and supporting development of affordable housing in Hillsboro. In 2021, the City updated its affordable housing strategy to add additional tools the City can consider implementing to continue to increase affordable housing options in Hillsboro. The update recommended four additional tools for City Council to consider:

- Tax abatement for mixed-income development
- Tax abatement for affordable homeownership
- System Development Charge (SDC) and/or other fee waivers/exemptions for affordable housing
- SDC deferrals for affordable or mixed-income housing

In 2020, Hillsboro Planning was awarded a \$100,000 Metro 2040 Planning and Development Grant to meaningfully involve Hillsboro Historically Marginalized Communities (HMCs) and center their voices in the City's land use planning engagement processes. These land-use engagement processes range from individual land use applications and planning in growth areas to policy initiatives such as affordable housing. From spring 2021 through June 2022, the Hillsboro Planning Division worked with local community-based organizations and consultants undertaking meaningful, targeted engagement through a series of focus group and advisory panel meetings with communities of color.

For this project, a community advisory panel was convened to work with the Hillsboro's Planning Division to build relationships and support future engagement and collaboration opportunities. The panel consisted of a core group of historically marginalized community members who reviewed materials and provided insight on project goals and objectives, the engagement approach, preliminary findings and recommendations, and the final draft strategies and action items.

This project's engagement approach also involved five virtual focus groups designed to help Hillsboro's Planning Division staff learn from and build relationships with the following communities:

- Latinx residents (in Spanish with simultaneous translation services available in English)
- Latinx small business owners (in Spanish with simultaneous translation services available in English)
- African American, Black, and Indigenous community members (in English)
- Chinese Americans and Chinese immigrants (in a combination of English and Mandarin)
- Immigrants and refugees from Somalia, Iraq, and India (in English)

Cont..

Focus groups met three times between October 2021 through March 2022 to discuss existing land use planning engagement processes, consider barriers to HMC involvement, provide input on improving engagement with HMCs, and share comments and questions about the project's preliminary findings and recommendations. The thoughtful contributions of community member upstream advisors led to the development of meaningful goals, strategies, and action items to be implemented in the Hillsboro Planning Division over the next two years, with ongoing collaboration with the community. There were presented to City Council in person and virtually following a celebratory dinner in June 2022. In summer 2022, the Hillsboro Planning Division has been discussing with the Washington County Housing Authority and a local non-profit developer reducing community development code barriers for regulated affordable housing specifically in a 150-acre Urban Growth Boundary expansion area for housing. CDC barriers being discussed include increasing maximum density and height and decreasing lot coverage for multi-residential regulated affordable housing.

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

The City regularly consults with or attends monthly meetings with local organizations/agencies, seeks public input, and participates in the County's Continuum of Care and Housing Supportive Service Network. These practices serve as an effective way to stay aware of the needs of the community, identify obstacles to meeting underserved needs, and provide assistance in addressing them.

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

The City Housing Rehabilitation program is the primary method used to reduce lead-based paint hazards in homes in Hillsboro. The City partners with Washington County's Office of Community Development on the City's Housing Rehabilitation program to provide lead-based paint risk assessments. The County's Housing Rehabilitation Coordinator is certified as a lead-based paint risk assessor. Lead-based paint testing is determined by the age of the home and type, or cost of work being performed and completed as required. Lead-based paint hazards are remediated as appropriate according to the County's Lead-based paint regulations.

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

In 2021, the City hired a Community Service Coordinator who will lead the City's homelessness initiatives. The coordinator will also focus on coordination with other entities that interface with our homeless services delivery system and general safety net systems. The City also continues its efforts to reduce the number of poverty-level families by participating in monthly and quarterly meeting with the County's Continuum of Care and Anti-Poverty Strategies Work Group. These partnerships bring together local government and non-profit organizations to help develop goals, programs, and policies for reducing the number of families in poverty.

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

City staff participated in the following activities aimed at developing and improving institutional structure:

- Attend the annual National Community Development Association conference and the Northwest Association of Community Development Manager annual conference.
- Collaborated with Washington County's Office of Community Development and the City of Beaverton on the implementation of the Consolidated Plan goals and other strategies to support the development of the City's CDBG program.
- Participated in training and webinars provided by HUD – Davis-Beacon 101/Federal Labor Standards Prevailing Wage Training, Section 3 Reporting, and HUD Exchange recorded training videos.
- Collaborated with local stakeholders and advocacy groups throughout the program year – Housing and Supportive Services Network, Coalition of Housing Advocates. Anti-Poverty Strategies Work Group.
- Presented CDBG program updates to local elected officials at pre-council work sessions meetings and City Executive Leadership staff.

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

The City's Community Development Coordinator, Community Service Coordinator, and Senior Project Manager actively engage local social service agencies and public/private housing providers in an effort to collaborate on projects consistent with the goals identified in the Consolidated Plan. The City participates and is a voting member of the Housing and Supportive Services Network which is the venue in Washington County where local jurisdictions, social service agencies, public housing, and citizens gather to enhance coordination to address poverty and homelessness issues. The City's Senior Project Manager who is focused on affordable housing development attends the monthly Coalition of Housing Advocates meeting which is comprised of local jurisdictions, non-profit and for-profit developers to keep updated of development activities happening in our county.

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

The City, in partnership with Washington County Office of Community Development and the City of Beaverton, developed an Analysis of Impediments to Fair Housing Choice report to support the development of the 2020-2024 Consolidated Plan. The Analysis of Impediments identified a strategy area of “Awareness, Information, and Training” as an annual goal to encourage housing choice and fair housing to Hillsboro community members and in the partner jurisdictions. The City also hosts annually the “Anywhere But Here” portable exhibit chronicling Oregon’s history of discrimination, segregation, and displacement and detailing the progress Oregon has made in overcoming this history and the challenges that remain. The City also hosts annually a fair housing presentation focused on the intersection of Fair Housing law and the role of landlords that operate within the City and County. These activities are planned annually to coincide with Fair Housing Month in April. While in past years these activities were held in person, COVID-19 provided us the opportunity to transfer this presentation to an online format. In 2020, the City created five short Fair Housing videos describing the most common Fair Housing violations renters experience. These videos are intended to be available to the public on the City’s website for informational purposes on where renters can seek further information if needed.

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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

The City's CDBG program developed its monitoring plan in compliance with HUD recommended standards and well-established norms and practices. The monitoring plan provides a control mechanism designed to review performance over a period of time and to evaluate compliance of non-profit sub-recipients funded through the City's CDBG program.

Subrecipient agreements are required for all housing and public facility project-funded activities. The subrecipient agreements describe reporting requirements, project timelines, project budget and procedures to be followed in the event of non-compliance. Monitoring includes assessment of program performance, financial performance, and regulatory compliance.

Minority business outreach compliance is accomplished by encouraging minority businesses to apply to all bid ads that are placed for public facility projects. In addition, the subrecipient agreement requires program recipients to use their best efforts to afford Women and Minority-Owned Businesses to participate in the agreement.

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 developed our Citizen Participation Plan with the Washington County Consortium (WCC) and jointly coordinate our CAPER public notices and meetings as well as submit our performance report.

The City in coordination with the WCC placed a Notice of Public Comment Period for the 2022 Consolidated Annual Performance and Evaluation Report (CAPER) in several local newspaper on August 17, 2023, with a 15-day comment period starting August 31, 2023, ending on September 14, 2023. The public notice was placed in the Hillsboro Tribune, Latino de Hoy, Beaverton Valley Times, and the Oregonian. The notice will also be sent to the membership listserv of the Housing and Supportive Services Network of Washington County, The Coalition of Housing Advocates of Washington County, and to program sub-recipients. A draft of the CAPER was placed on the City's website and made available at the Hillsboro Civic Center's Community Development Department located at 150 E. Main Street, Hillsboro, Oregon.

CR-45 - CDBG 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 since its start has maintained a focus on supporting affordable housing that is decent, safe, and affordable with funded activities designed to improve the quality of lives for families, and neighborhoods for Hillsboro community members. The City’s program also is designed to help create environments that promote neighborhood improvements and access to fair housing. Entering our fifth year as an entitlement community, the City’s CDBG program has not changed its program objectives. The CDBG program staff plans to evaluate the City’s goals and objectives at the end of its fifth year to analyze the funded activity’s impact in our community and determine or recommend any changes or improvements to the overall program.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

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APPENDIX A: Public Participation Notice

**NOTICE OF PUBLIC HEARING AND COMMENT PERIOD
ON
WASHINGTON COUNTY'S
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT
(CAPER)
FOR PROGRAM YEAR 2022**

Washington County, the City of Hillsboro and the City of Beaverton have prepared their 2022 CAPER reports as required by federal regulations. The report details project accomplishments as well as expenditures throughout the period of July 1, 2022, through June 30, 2023, for the Community Development Block Grant (CDBG) Program, the Emergency Solutions Grant (ESG), and the HOME Investment Partnerships (HOME) Program. The purpose of the report is to measure to what extent the jurisdictions are meeting priority needs, goals and strategies as outlined in the 2020-2024 Consolidated Plan.

The CAPER report is available for review and comment and can be downloaded from the County's web site at: <https://www.washingtoncountyor.gov/commdev/annual-performance-report>

The report is due to HUD on September 28, 2023. A 15-day public comment period on the report begins on Thursday, August 31st and runs through Thursday, September 14th. A public hearing on September 14th will be held to receive comments on the CAPER. The hearing will also be an opportunity to accept public comment on housing and community development needs in the County. The public hearing will be held in a virtual format and information regarding connection to the meeting will be available on the Office of Community Development website. The public hearing starts at 7:00 p.m.

Comments on the CAPER may be directed to:
Shannon Wilson, Program Manager
Washington County Office of Community Development
328 W. Main Street, Suite 100
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882
or by
E-mail: Shannon_wilson@washingtoncountyor.gov

Please notify the Office of Community Development at least 72 hours before a meeting or hearing if special accommodations (equipment or interpreting service) are needed. If you have a disability or are hearing impaired and need assistance, please plan ahead by calling 503 846-8814 or TTY relay dial 711 or 1-800-735-1232.

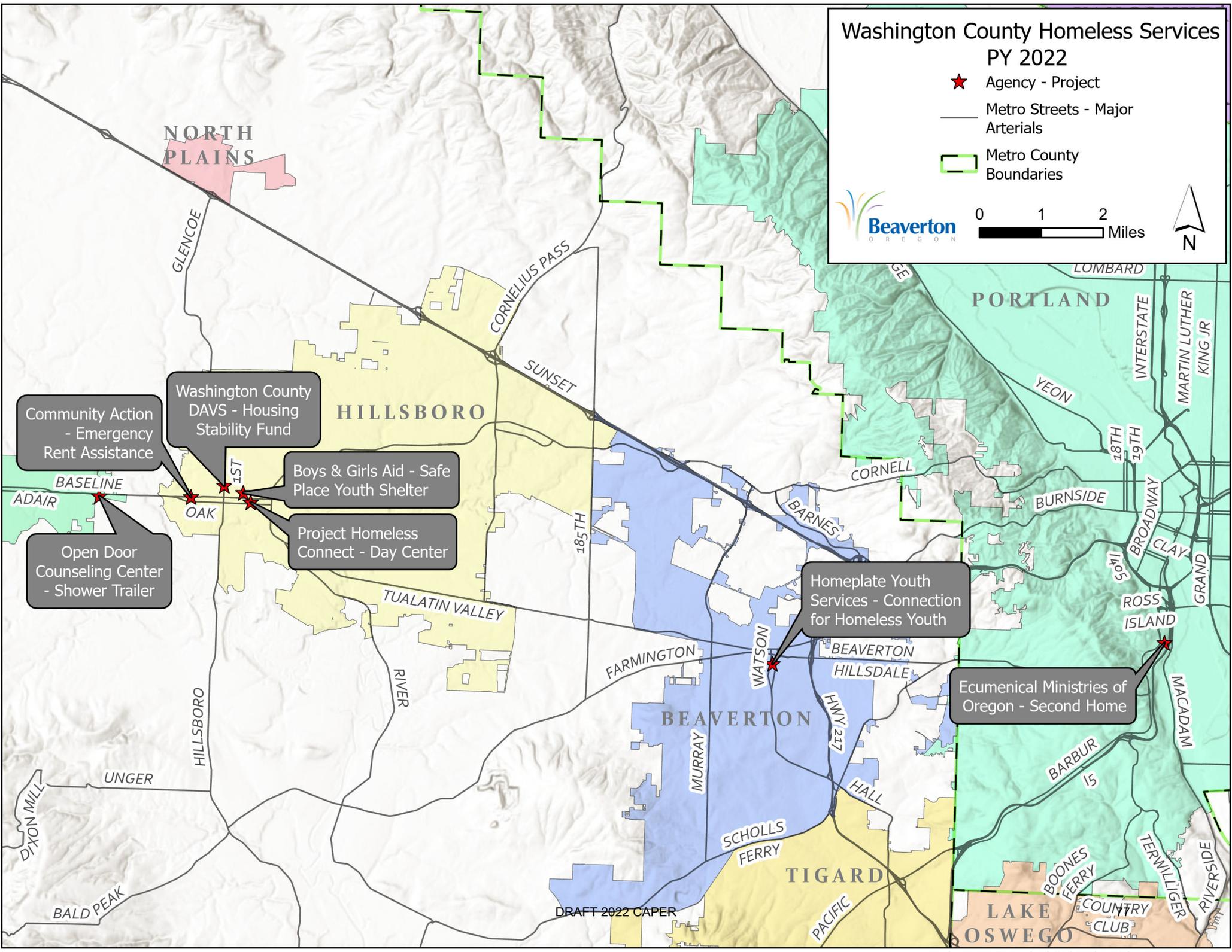
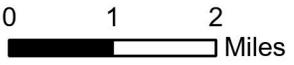
Para solicitar acomodaciones, traducciones, quejas o una información adicional, contáctenos llamando al 503-846-8814 o para voz en retransmisión de TTY, marque 711 o 1-800-735-1232.

APPENDIX B: Maps

Washington County Homeless Services

PY 2022

- ★ Agency - Project
- Metro Streets - Major Arterials
- ▭ Metro County Boundaries



Community Action -
Emergency Rent Assistance

Washington County
DAVS - Housing Stability Fund

Boys & Girls Aid - Safe
Place Youth Shelter

Project Homeless
Connect - Day Center

Open Door
Counseling Center -
Shower Trailer

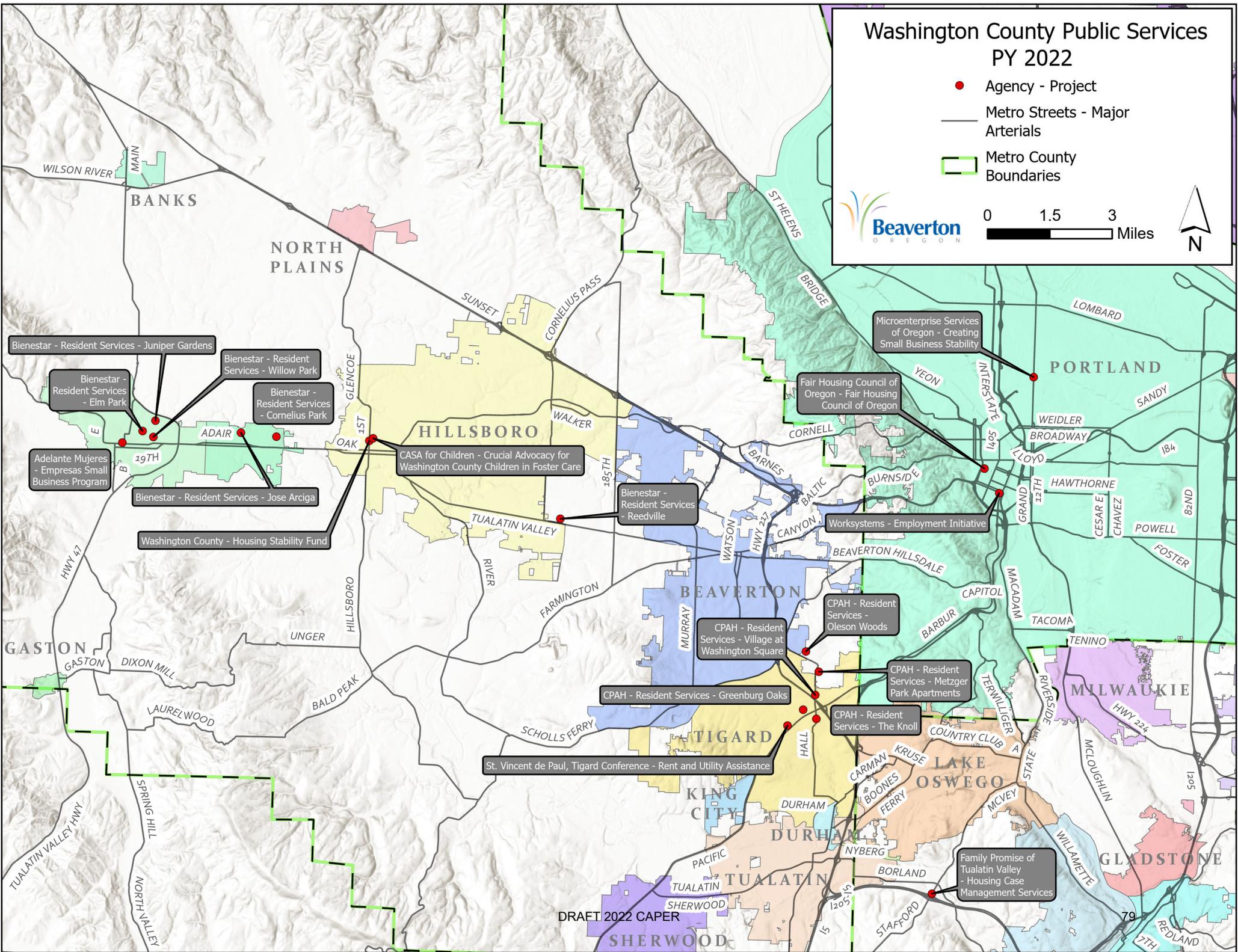
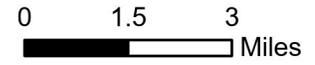
Homeplate Youth
Services - Connection
for Homeless Youth

Ecumenical Ministries of
Oregon - Second Home

DRAFT 2022 CAPER

Washington County Public Services PY 2022

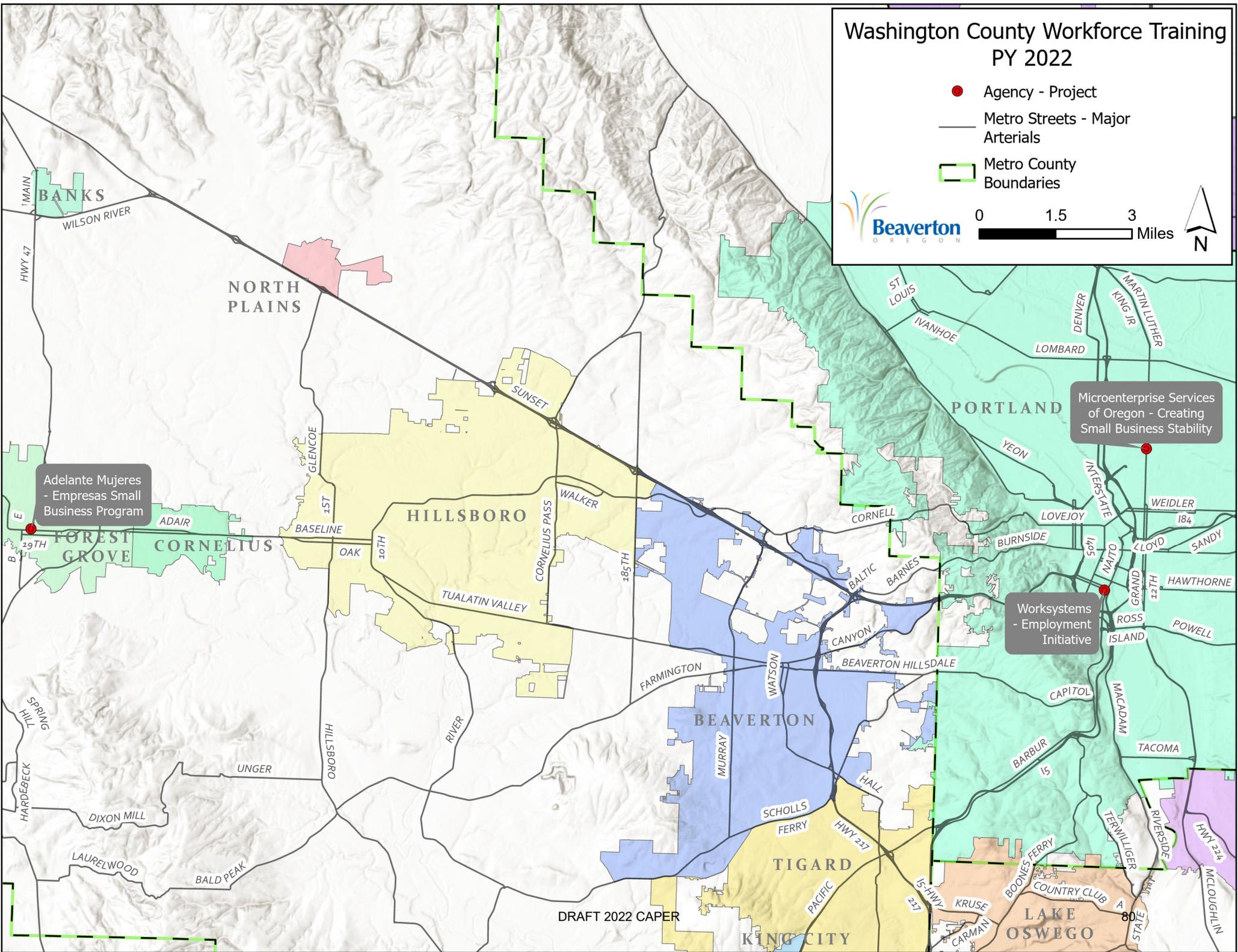
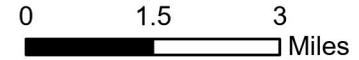
- Agency - Project
- Metro Streets - Major Arterials
- Metro County Boundaries



DRAFT 2022 CAPER

Washington County Workforce Training PY 2022

- Agency - Project
- Metro Streets - Major Arterials
- Metro County Boundaries



Adelante Mujeres
- Empresas Small Business Program

Microenterprise Services of Oregon - Creating Small Business Stability

Worksystems - Employment Initiative

DRAFT 2022 CAPER

APPENDIX C: IDIS PR-26 Expenditure Report



PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	3,180,476.70
02 ENTITLEMENT GRANT	2,071,033.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	138,344.13
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)	5,389,853.83

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,298,937.91
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,298,937.91
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	441,875.42
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,740,813.33
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	3,649,040.50

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	1,298,937.91
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,298,937.91
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

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 BENEFITING 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	340,501.69
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	13,830.44
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	63,772.07
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	290,560.06
32 ENTITLEMENT GRANT	2,071,033.00
33 PRIOR YEAR PROGRAM INCOME	149,899.68
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	2,220,932.68
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.08%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	441,875.42
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	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	441,875.42
42 ENTITLEMENT GRANT	2,071,033.00
43 CURRENT YEAR PROGRAM INCOME	138,344.13
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,209,377.13
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

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

No data returned for this view. This might be because the applied filter excludes all data.

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

No data returned for this view. This might be because the applied filter excludes all data.

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2021	3	1058	6751940	3103 City of Banks - Wilkes Street Waterline and Accessibility (2021)			03J	LMC	\$10,041.38
2021	3	1058	6794842	3103 City of Banks - Wilkes Street Waterline and Accessibility (2021)			03J	LMC	\$44,518.46
							03J	Matrix Code	\$54,559.84
2022	6	1086	6751940	4301 Ecumenical Ministries of Oregon - Second Home (2022)			03T	LMC	\$7,023.78
2022	6	1086	6794842	4301 Ecumenical Ministries of Oregon - Second Home (2022)			03T	LMC	\$12,047.87
2022	9	1089	6723629	4304 Family Promise of Tualatin Valley - Housing Case Management Services (2022)			03T	LMC	\$1,987.74
2022	9	1089	6751940	4304 Family Promise of Tualatin Valley - Housing Case Management Services (2022)			03T	LMC	\$5,644.60
2022	9	1089	6794842	4304 Family Promise of Tualatin Valley - Housing Case Management Services (2022)			03T	LMC	\$22,367.66
							03T	Matrix Code	\$49,071.65
2020	5	1031	6723629	2341 Boys and Girls Aid - Safe Place for Youth			05D	LMC	\$7,500.00
2020	5	1031	6751940	2341 Boys and Girls Aid - Safe Place for Youth			05D	LMC	\$7,500.00
2020	5	1031	6794842	2341 Boys and Girls Aid - Safe Place for Youth			05D	LMC	\$15,000.00
2020	6	1032	6723629	2342 HomePlate Youth Services			05D	LMC	\$7,491.27
2020	6	1032	6794842	2342 HomePlate Youth Services			05D	LMC	\$22,588.97
							05D	Matrix Code	\$60,080.24
2020	8	1034	6723629	2344 Boys and Girls Aid - Transitional Living Services			05E	LMC	\$8,835.41
2020	8	1034	6751940	2344 Boys and Girls Aid - Transitional Living Services			05E	LMC	\$1,700.52
2020	8	1034	6794842	2344 Boys and Girls Aid - Transitional Living Services			05E	LMC	\$17,123.57
							05E	Matrix Code	\$27,659.50
2022	11	1090	6723629	4306 Worksystems, Inc - Economic Opportunity Program (2022)			05H	LMC	\$3,091.70
2022	11	1090	6794842	4306 Worksystems, Inc - Economic Opportunity Program (2022)			05H	LMC	\$35,515.03
							05H	Matrix Code	\$38,606.73
2022	3	1093	6751940	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)			05J	LMC	\$1,773.99
2022	3	1093	6794842	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)			05J	LMC	\$3,355.37
							05J	Matrix Code	\$5,129.36
2022	7	1087	6723629	4302 CASA for Children - Crucial Advocacy for Washington County (2022)			05N	LMC	\$2,366.10
2022	7	1087	6751940	4302 CASA for Children - Crucial Advocacy for Washington County (2022)			05N	LMC	\$7,569.38
2022	7	1087	6794842	4302 CASA for Children - Crucial Advocacy for Washington County (2022)			05N	LMC	\$18,497.19
							05N	Matrix Code	\$28,432.67
2020	4	1030	6723629	2340 Community Action Organization - Emergency Rent Assistance			05Q	LMC	\$18,514.89
2020	4	1030	6751940	2340 Community Action Organization - Emergency Rent Assistance			05Q	LMC	\$6,754.61
2020	4	1030	6794842	2340 Community Action Organization - Emergency Rent Assistance			05Q	LMC	\$4,730.50
2020	7	1033	6723629	2343 Washington County - Disability, Aging and Veteran Services (DAVS)			05Q	LMC	\$9,884.16
2020	7	1033	6751940	2343 Washington County - Disability, Aging and Veteran Services (DAVS)			05Q	LMC	\$3,485.38
2020	7	1033	6794842	2343 Washington County - Disability, Aging and Veteran Services (DAVS)			05Q	LMC	\$32,127.00
							05Q	Matrix Code	\$75,496.54
2022	1	1091	6751940	4332 Community Partners for Affordable Housing Resident Services (2022)			05Z	LMC	\$10,297.09
2022	1	1091	6794842	4332 Community Partners for Affordable Housing Resident Services (2022)			05Z	LMC	\$10,662.91
2022	2	1092	6723629	4333 Bienestar - Resident Services (2022)			05Z	LMC	\$10,377.40
2022	2	1092	6751940	4333 Bienestar - Resident Services (2022)			05Z	LMC	\$4,769.62
2022	2	1092	6794842	4333 Bienestar - Resident Services (2022)			05Z	LMC	\$5,812.98
2022	8	1088	6751940	4303 Project Homeless Connect - Day Center (2022)			05Z	LMC	\$4,813.75
2022	8	1088	6794842	4303 Project Homeless Connect - Day Center (2022)			05Z	LMC	\$9,291.25
							05Z	Matrix Code	\$56,025.00
2021	17	1082	6723629	3401 - City of Tigard - CDBG Homeownership (2021)			13B	LMH	\$149,086.00
2022	12	1094	6751940	4401 City of Tigard - CDBG Homeownership (2022)			13B	LMH	\$110,000.00
							13B	Matrix Code	\$259,086.00
2016	18	918	6723629	8504 Office of Community Development Housing Rehabilitation Program			14A	LMH	\$41,357.91
2016	18	918	6751940	8504 Office of Community Development Housing Rehabilitation Program			14A	LMH	\$1,532.68
2017	21	1016	6723629	9504 Office of Community Development - Housing Rehabilitation Program			14A	LMH	\$20,721.50
2017	21	1016	6751940	9504 Office of Community Development - Housing Rehabilitation Program			14A	LMH	\$314.32
2021	18	1070	6723629	3506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2021)			14A	LMH	\$126,606.94
2021	18	1070	6751940	3506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2021)			14A	LMH	\$5,309.77
2022	13	1098	6723629	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)			14A	LMH	\$7,125.00
2022	13	1098	6751940	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)			14A	LMH	\$45,619.71
2022	13	1098	6794842	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)			14A	LMH	\$92,193.63
2022	15	1099	6723629	4578 Rebuilding Together - Homeowner Support and Outreach (2022)			14A	LMH	\$1,546.27
2022	15	1099	6751940	4578 Rebuilding Together - Homeowner Support and Outreach (2022)			14A	LMH	\$2,802.24
2022	15	1099	6794842	4578 Rebuilding Together - Homeowner Support and Outreach (2022)			14A	LMH	\$5,651.49
							14A	Matrix Code	\$350,781.46
2022	16	1096	6723629	4502 Community Action - Self-help Weatherization (2022)			14F	LMH	\$5,777.33
2022	16	1096	6751940	4502 Community Action - Self-help Weatherization (2022)			14F	LMH	\$4,633.23
2022	16	1096	6794842	4502 Community Action - Self-help Weatherization (2022)			14F	LMH	\$9,120.50
2022	17	1095	6723629	4501 Community Action - Comprehensive Weatherization (2022)			14F	LMH	\$4,167.56
2022	17	1095	6751940	4501 Community Action - Comprehensive Weatherization (2022)			14F	LMH	\$3,981.53
2022	17	1095	6794842	4501 Community Action - Comprehensive Weatherization (2022)			14F	LMH	\$5,957.19
							14F	Matrix Code	\$33,637.34
2022	19	1100	6723629	2022 Office of Community Development - Housing Rehabilitation Administration (2022)			14H	LMH	\$192,393.61
2022	19	1100	6751940	2022 Office of Community Development - Housing Rehabilitation Administration (2022)			14H	LMH	\$67,977.97
							14H	Matrix Code	\$260,371.58
Total									\$1,298,937.91

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
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2022	6	1086	6751940	No	4301 Ecumenical Ministries of Oregon - Second Home (2022)	B22UC410002	EN	03T	LMC	\$7,023.78
2022	6	1086	6794842	No	4301 Ecumenical Ministries of Oregon - Second Home (2022)	B22UC410002	EN	03T	LMC	\$12,047.87
2022	9	1089	6723629	No	4304 Family Promise of Tualatin Valley - Housing Case Management	B22UC410002	EN	03T	LMC	\$1,987.74
2022	9	1089	6751940	No	4304 Family Promise of Tualatin Valley - Housing Case Management	B22UC410002	EN	03T	LMC	\$5,644.60
2022	9	1089	6794842	No	4304 Family Promise of Tualatin Valley - Housing Case Management	B22UC410002	EN	03T	LMC	\$22,367.66
								03T	Matrix Code	\$49,071.65
2020	5	1031	6723629	No	2341 Boys and Girls Aid - Safe Place for Youth	B20UC410002	EN	05D	LMC	\$7,500.00
2020	5	1031	6751940	No	2341 Boys and Girls Aid - Safe Place for Youth	B20UC410002	EN	05D	LMC	\$7,500.00
2020	5	1031	6794842	No	2341 Boys and Girls Aid - Safe Place for Youth	B20UC410002	EN	05D	LMC	\$15,000.00
2020	6	1032	6723629	No	2342 HomePlate Youth Services	B21UC410002	EN	05D	LMC	\$80.24
2020	6	1032	6723629	No	2342 HomePlate Youth Services	B22UC410002	EN	05D	LMC	\$7,411.03
2020	6	1032	6794842	No	2342 HomePlate Youth Services	B22UC410002	EN	05D	LMC	\$22,588.97
								05D	Matrix Code	\$60,080.24
2020	8	1034	6723629	No	2344 Boys and Girls Aid - Transitional Living Services	B21UC410002	EN	05E	LMC	\$5,684.49
2020	8	1034	6723629	No	2344 Boys and Girls Aid - Transitional Living Services	B22UC410002	EN	05E	LMC	\$3,150.92
2020	8	1034	6751940	No	2344 Boys and Girls Aid - Transitional Living Services	B22UC410002	EN	05E	LMC	\$1,700.52
2020	8	1034	6794842	No	2344 Boys and Girls Aid - Transitional Living Services	B22UC410002	EN	05E	LMC	\$17,123.57
								05E	Matrix Code	\$27,659.50
2022	11	1090	6723629	No	4306 Worksystems, Inc - Economic Opportunity Program (2022)	B22UC410002	EN	05H	LMC	\$3,091.70
2022	11	1090	6794842	No	4306 Worksystems, Inc - Economic Opportunity Program (2022)	B22UC410002	EN	05H	LMC	\$35,515.03
								05H	Matrix Code	\$38,606.73
2022	3	1093	6751940	No	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	B19UC410002	EN	05J	LMC	\$1,773.99
2022	3	1093	6794842	No	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	B19UC410002	EN	05J	LMC	\$3,355.37
								05J	Matrix Code	\$5,129.36
2022	7	1087	6723629	No	4302 CASA for Children - Crucial Advocacy for Washington County (2022)	B22UC410002	EN	05N	LMC	\$2,366.10
2022	7	1087	6751940	No	4302 CASA for Children - Crucial Advocacy for Washington County (2022)	B22UC410002	EN	05N	LMC	\$7,569.38
2022	7	1087	6794842	No	4302 CASA for Children - Crucial Advocacy for Washington County (2022)	B22UC410002	EN	05N	LMC	\$18,497.19
								05N	Matrix Code	\$28,432.67
2020	4	1030	6723629	No	2340 Community Action Organization - Emergency Rent Assistance	B22UC410002	EN	05Q	LMC	\$18,514.89
2020	4	1030	6751940	No	2340 Community Action Organization - Emergency Rent Assistance	B22UC410002	EN	05Q	LMC	\$6,754.61
2020	4	1030	6794842	No	2340 Community Action Organization - Emergency Rent Assistance	B22UC410002	EN	05Q	LMC	\$4,730.50
2020	7	1033	6723629	No	2343 Washington County - Disability, Aging and Veteran Services (DAVS)	B21UC410002	EN	05Q	LMC	\$9,884.16
2020	7	1033	6751940	No	2343 Washington County - Disability, Aging and Veteran Services (DAVS)	B21UC410002	EN	05Q	LMC	\$3,485.38
2020	7	1033	6794842	No	2343 Washington County - Disability, Aging and Veteran Services (DAVS)	B21UC410002	EN	05Q	LMC	\$2,127.00
2020	7	1033	6794842	No	2343 Washington County - Disability, Aging and Veteran Services (DAVS)	B22UC410002	EN	05Q	LMC	\$30,000.00
								05Q	Matrix Code	\$75,496.54
2022	1	1091	6751940	No	4332 Community Partners for Affordable Housing Resident Services (2022)	B22UC410002	EN	05Z	LMC	\$10,297.09
2022	1	1091	6794842	No	4332 Community Partners for Affordable Housing Resident Services (2022)	B22UC410002	EN	05Z	LMC	\$10,662.91
2022	2	1092	6723629	No	4333 Bienestar - Resident Services (2022)	B22UC410002	EN	05Z	LMC	\$10,377.40
2022	2	1092	6751940	No	4333 Bienestar - Resident Services (2022)	B22UC410002	EN	05Z	LMC	\$4,769.62
2022	2	1092	6794842	No	4333 Bienestar - Resident Services (2022)	B22UC410002	EN	05Z	LMC	\$5,812.98
2022	8	1088	6751940	No	4303 Project Homeless Connect - Day Center (2022)	B22UC410002	EN	05Z	LMC	\$4,813.75
2022	8	1088	6794842	No	4303 Project Homeless Connect - Day Center (2022)	B22UC410002	EN	05Z	LMC	\$9,291.25
								05Z	Matrix Code	\$56,025.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$340,501.69
Total										\$340,501.69

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

Plan	IDIS	IDIS	Voucher	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	18	1101	6723629	2022 Office of Community Development - CDBG Program Administration (2022)	21A		\$372,418.56
2022	18	1101	6751940	2022 Office of Community Development - CDBG Program Administration (2022)	21A		\$63,995.60
2022	18	1101	6794842	2022 Office of Community Development - CDBG Program Administration (2022)	21A		\$5,461.26
					21A	Matrix Code	\$441,875.42
Total							\$441,875.42

APPENDIX D: Fair Housing Activities

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
1	Fund continued paired testing for discrimination in rental transactions and actions to remedy discriminatory activity.	Due to COVID19 and staff turnover, pairs testing was pushed into FY22/23 and was contracted to begin November 2022. FHCO still does not have the capacity to take this on and requested cancellation of the contract. Washington County, and the Cities of Beaverton and Hillsboro are exploring other options to get this testing complete.	Fair housing awareness and discrimination
2	Implement outreach and education activities (fair housing and landlord/tenant law) targeted to consumers, service providers, and small and large landlords who do not typically participate in training opportunities currently offered.	Washington County and the cities proclaimed the month of April 2023 as Fair Housing Month during a Board of Commissioners meeting. Washington County displayed the Anywhere But Here: Housing Discrimination in Oregon Banner Display in the Public Services Building for two weeks and the City of Hillsboro Civic Center for two weeks during Fair Housing Month. Washington County, the city of Beaverton, and the city of Hillsboro also partnered with FHCO to conduct three fair housing trainings: Housing Advocates Training, Affirmatively Furthering Fair housing training with the County Planning Commission, and a Fair housing training with the Department of Housing Services. The PY22/23 contract between OCD and FHCO supports the discrimination hotline and follow-up enforcement activities and outreach events such as the Latino Cultural Festival. \$5,129 in CDBG and general funds were spent on Fair Housing Outreach in FY22/23 and provided service to over 100 people. FHCO did not complete the contract work product to provide the HUD/BOLI/FHCO Complaint Data Report in FY22/23.	Fair housing awareness and discrimination

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
3	Encourage area organizations to adopt and implement an equity framework by awarding extra points to applicants for CDBG and HOME funds that have implemented equity policies resulting in positive outcomes. Provide examples of successful processes and implementation actions. (Clark County best practice).	There are Equity questions on applications in every funding cycle for each jurisdiction.	Fair housing awareness and discrimination
4	Increase resources for early interventions for tenants who are late paying rent to prevent eviction and help people remain in housing.	\$20.6 million from the US Treasury for Emergency Rental Assistance served 2,650 households in FY 22/23. In PY22-23, Washington County used \$475,543 in CDBG-CV funds for emergency rental assistance benefiting 379 households. In PY22-23, the City of Hillsboro used CDBG-CV funds of \$459,916 for emergency rental assistance benefiting 205 households.	Access to affordable housing in good condition
5	Identify promising practices around affirmative marketing in the digital age and then strengthen affirmative marketing requirements for subsidized housing projects.	Given recent changes in how the public vet business they deal with daily, it is no surprise that changes have been needed in reaching tenants most in need of housing. Some of the most promising practices include: 1) partnering with established communities of color, 2) establish a clear purpose, 3) embrace transparency by focusing on purpose, 4) remove friction and support the needs of those in need.	Access to affordable housing in good condition

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
6	Encourage the State of Oregon and BOLI to enforce Oregon source of income protections for renters. Encourage the State of Oregon to amend state law and BOLI to become a substantially equivalent state agency. This will allow BOLI to investigate and adjudicate federal fair housing violations occurring in Oregon.	No progress on this effort. It is our understanding that BOLI is pursuing this on its own.	Fair housing awareness and discrimination
7	Periodically invite FHCO to present updates to the Regional Fair Housing Collaborative on emerging issues and practices regarding education and enforcement.	This meeting was discontinued during COVID19 and has yet to restart.	Fair housing awareness and discrimination
8	Commit funding to support affordable homeownership programs. Support agencies and nonprofits that provide culturally competent services and can help address the gap in homeownership for communities of color.	Staff created a Washington County homeownership downpayment assistance program, First Home, awarding \$2.9 million to three community based organizations providing homeownership services with a goal of 42 households purchasing their home. Four households purchased their own home with these funds in FY22/23. The City of Tigard supported two households in purchasing their first homes with CDBG funds in FY 22/23. City of Beaverton and City of Hillsboro staff participate in a workgroup specific to Section 18 with the Washington County Housing Authority. City of Beaverton also supports Portland Housing Center and Community Housing Fund to assist in homeownership. The City of Hillsboro supports Proud Ground community land-trust model in support of affordable homeownership and education opportunities for Hillsboro community members.	Access to affordable housing in good condition

Fair Housing Activities Matrix (PY22-23)

Year 3			
Action	Notes	Action Type	
9	Encourage jurisdictions to define and commit to affirmatively furthering fair housing in relevant plans and codes. Encourage jurisdictions to review the analysis provided in the AI and pursue relevant amendments to codes and plans. In current and future code and plan changes, cities and the County, on their respective timelines, will evaluate their own proposed changes to ensure that they do not create barriers to housing access and choice.	Beaverton has initiated a project to explore updating Development Code to allow permanent shelter and make necessary improvements to how the code handles temporary shelter and shelter programs that run out of a variety of sites. City of Tigard plans with Fair Housing in mind.	Access to affordable housing in good condition
10	Washington County OCD will develop and maintain a webpage on its CDBG/HOME Program website providing information on Fair Housing and linking to informational and enforcement resources. Cities in the CDBG Consortium will be invited to link to this page (or use the information to create their own page).	Washington County and City of Beaverton both maintain Fair Housing websites where information is offered. Fair Housing Videos were created in both English and Spanish and uploaded to the Fair Housing webpages. County Fair Housing Website: https://www.washingtoncountyor.gov/commdev/partners-and-other-resources , City of Beaverton Fair Housing Website: https://www.beavertonoregon.gov/1099/Fair-Housing	Access to affordable housing in good condition
11	Utilizing federal block grant funds, expand the supply of deeply affordable rental units, larger units and units with accessibility features.	\$1.2 million in HOME funds were awarded to develop 100 affordable housing units in FY22/23. In addition, the local Affordable Housing Bond continues to support the development of over 814 units of affordable housing, including 3- and 4-bedroom units meeting accessibility requirements.	Access to affordable housing in good condition

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
12	Integrate current work by FHCO, Unite Oregon, the Coalition of Communities of Color and other organizations into fair housing outreach and educational activities.	FHCO presented to Housing Advocates and the Department of Housing Services the HSSN on fair housing activities which includes a variety of organizations.	Fair housing awareness and discrimination
13	Housing Authority of Washington County will provide non-profits and local jurisdictions an opportunity to purchase public housing units at market value after they are offered to current residents but before they are made available for sale to the general public. This is only in the case that future public housing units are repositioned.	Housing Authority of Washington County continues to be in the process of obtaining authorization for the disposal of 60 scattered-site public housing units that are single family homes. After approval the homes will be gradually released for sale. However, the Authority's application for disposition did not include an opportunity for the homes to be purchased by jurisdictions or nonprofits directly, but by individuals supported by organizations.	Access to affordable housing in good condition
14	Inventory and review existing financial literacy, homebuyer education and matched savings programs, including the demographics of populations served and outcomes. Pursue additional opportunities to support culturally-specific or culturally-informed financial literacy programs and technical assistance	While not supported by CDBG or HOME funds for this effort, a local culturally specific organization, Bienestar, has expanded its capacity to provide homebuyer counseling and downpayment assistance within Washington County.	Access to affordable housing in good condition

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
15	Monitor disparities in access to high performing schools in the region and placement of affordable housing. Explore partnerships with school districts to communicate the importance of housing stability among students and families, and discuss solutions to educational inequities (access to high performing schools as well as cultural sensitivities). Convey to school districts the need for life skills training at the high school level that includes budgeting, cost and availability of housing, employment soft skills, etc.	No progress on this effort.	Barriers to housing choice/access and community amenities
16	Meet with transit providers to share findings from the AI. At these meetings, discuss how the jurisdictions can support researching innovative models and best practices in peer regions to address lack of access for residents with disabilities, communities of color, and low-income residents overall, including on-demand transit access.	No progress on this effort.	Barriers to housing choice/access and community amenities
17	Pair revitalization activities with programs and policies that mitigate displacement of low-income residents and cultural enclaves.	Beaverton's Downtown Equity Strategy: https://beavertonoregon.gov/1008/Downtown-Equity-Strategy	Barriers to housing choice/access and community amenities

Fair Housing Activities Matrix (PY22-23)

Year 3			
	Action	Notes	Action Type
18	Share information from the AI with economic development organizations, especially those focusing on serving existing employers, providing employment training, or assisting emerging entrepreneurs, to help those organization explore ways to support greater labor market engagement by people of color.	No progress on this effort.	Barriers to housing choice/access and community amenities
19	Examine existing or ongoing studies that compare wages to availability of affordable housing and help inform geographic prioritization of housing. If such studies do not exist, identify a research partner to help collect the data.	No progress on this effort.	Barriers to housing choice/access and community amenities

APPENDIX E: Anti-Poverty Strategies

ANTI-POVERTY STRATEGIES 2020-2024 YEARS 1-5

Strategy 1: Public Policy			
Implement innovative public policy that affirmatively seeks new ways to promote the economic independence and well-being of low-income residents.			
	Action	Lead Contact	Year 3 Progress Targets
1.a	Increase awareness of poverty issues among community leaders	Community Action	<p>On-going: Identify existing efforts and key partners. Conduct outreach to City and business leaders. Provide information about local issues of poverty and service utilization.</p> <p>Continue working through Washington County Thrives to develop consistent and effective anti-poverty messages and engage new community partners.</p> <p>Presentation to Washington County mayors on rent assistance programming. On-going work with legislators.</p>
1.b	<p>Continue to staff ongoing Anti-Poverty Work Group to guide implementation of Anti-Poverty Strategy, monitor progress, address barriers, and respond to changing conditions as they arise.</p> <p>Work Group should collaborate with and support current anti-poverty initiatives including: Washington County Thrives, A Road Home: Plan to End Homelessness, Washington County Early Learning HUB, Here Together, Metro Bond & Tri-County groups.</p>	Community Action	<p>On-going: Regular meetings of the Anti-Poverty Work Group to guide implementation of Anti-Poverty Strategy, monitor progress, publicize results, address barriers, and respond to changing conditions as they arise.</p> <p>Year 3: Work to increase membership (Oregon Food Bank, Worksystems, United Way Washington County Early Learning Plan staff and others) including culturally specific groups.</p> <p>Anti-poverty work group now includes Centro Cultural.</p>
1.c	Explore impact of policy changes on the lives of people with low incomes	<p>Pacific University Community Action</p> <p style="text-align: center;">DRAFT 2022 CAPER</p>	<p>On-going: Identify research questions & engage academic institutions in conducting research and reporting findings Identified research questions: How did life change after minimum wage increase? Paid medical leave impact on low-wage workers? Housing wait list management – Implications for fair housing, community building & displacement</p> <p>A specific work element was not finalized in FY 21/22. Discussions are underway with Pacific about work that can be</p>

			done with the assistance of students.
1.d	Locate affordable housing and services to promote resident access to the opportunities that help people succeed in life.	Washington County Office of Community Development	Years 1-5: Access to opportunity evaluated during HOME funding cycle.

1.e	Increase opportunities for communication, collaboration, and coordination between groups that fund organizations and agencies to undertake anti-poverty efforts. <i>(pending work group discussion)</i>	Washington County Office of Community Development	Year 3: Work is ongoing
1.g	Continue to set aside the maximum available (15%) under the CDBG-funded Public Services category.	Washington County Office of Community Development	Year 3: Work is ongoing
1.i	Identify and follow new planning efforts where coordination with Consolidated Plan strategies may make sense.	Anti-Poverty Strategies Work Group	Year 3: Beginning to align with other planning efforts in the County
1.j	Establish one property that combines both affordable housing and subsidized early learning opportunities in a single site.	Washington County Office of Community Development Community Action	Year 3: There was not an opportunity for this type of project in PY 2022

Strategy 2: Service & Support Systems

Provide comprehensive and integrated services that focus on prevention and are strongly consumer driven

	Action	Lead Contact	Progress Targets
2.a	Increase provider & Consumer awareness of services available within community	Community Action	Year 3: Continue to host bi-monthly I&R breakfasts HSSN resource presentations include information about how to access services Continue to support Project Homeless Connect Continue to promote 211info, Help Me Grow, and other emerging I&R resources Explore Unite Us Support & promote Coordinated Entry Systems: <ul style="list-style-type: none"> - Community Connect - Help Me Grow Washington County - Project Access Now - Other emerging systems
2.b	Strengthen Community Safety Net Services. Safety Net Services consist of emergency, short-term rent, energy, and food assistance that enable residents to remain stable in their homes.	Community Action	Year 3: Identify existing efforts and key partners. Identify/Create new sources of funding to secure and sustain "Safety-Net" Services. Work is on-going. In PY 2022 began partnership with Department of Housing Services to provide rent assistance

2.c	Increase community capacity to provide culturally responsive services. <i>(pending work group discussion)</i>	Early Learning Washington County	Year 1: Provide training Year 2: Funders include question regarding equity efforts in funding applications, Promote self-assessments Year 3: Incorporate equity accountability measures into program reporting Year 4: Assess impact Year 5: Continue efforts, adjust as needed Supportive Housing Services through the Metro Levy has had a heavy focus on building/supporting culturally responsive services.
2.d	Increase community capacity to provide coordinated services	Anti-Poverty Strategies Work Group	Years 1&2: Explore Existing Models Year 3: Train and Promote, identify potential funding and financial supports especially opportunities for flex funds to fill service gaps Year 4: Continue to promote, Assess local impact Year 5: Publish results, develop sustainability plan
2.e	Increase capacity for landlords, property management staff, & resident services staff to support housing retention for low-income households	Washington County Department of Housing	Year 1: Assess existing training & community efforts Year 2: Develop or select training to address identified gaps Years 3-5: Provide training annually
2.f	Increase access to culturally appropriate financial education.	Anti-Poverty Strategies Work Group	Community Action offers financial education tied to neighborhood partnerships at the state level.

Strategy 3: Civic Capital			
Increase sense of community and belonging among low-income and minority residents as well as overall public investment in the social and political well-being of the entire community			
	Action	Lead Contact	Progress Targets
3.a	Continue to engage low-income and minority residents in the development of the Consolidated Plan and Fair Housing Plan.	Washington County Office of Community Development	Years 0: Work with agencies that serve underrepresented communities to develop a plan for continued and improved outreach to, and recruitment of, low-income and minority residents to participate in focus groups and interviews to gain insight about the community. Years 3-5: Prepare for plan migration by reengaging communities
3.b	Continue to seek opportunities to solicit feedback from the low-income community about the quality and effectiveness of services and identify unmet and emerging needs in the community.	Community Action & Washington County Office of Community Development DRAFT 2022 CAPER	Year 3: Annual needs assessment in the spring of 2023. PIT count which Community Action coordinates.

3.c	Engage community members, particularly in underserved communities, in planning and community processes in a more meaningful way.	Anti-Poverty Strategies Work Group	Year 3: On-going work.
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Strategy 4: Affordable Housing Plan			
Increase and/or preserve affordable housing units for low-income residents as a means of achieving or regaining self-sufficiency by reducing housing cost burden			
	Action	Lead Contact	Progress Targets
4.a	Seek alignment with broad initiatives around housing, health care, education, and employment.	Anti-Poverty Work Group	The Vision Action Network moved from an affordable housing focus to an early learning/homeless effort. Supportive Housing Services team at Dept of Housing Services also heavily involved through its programming.
4.b	Continue to fund housing rehabilitation efforts to ensure that people can remain in their affordable homes.	Washington County Office of Community Development	Production target data will be reported in the Affordable Housing plan of the Consolidated Plan
4.c	Continue to target HOME funds to units at or below 30% MFI	Washington County Office of Community Development	Production target data will be reported in the Affordable Housing plan of the Consolidated Plan
4.d	Continue to partner with Housing Authority on the allocation of project-based vouchers (PBVs) to support households at or below 30% MFI in HOME-assisted projects.	Washington County Office of Community Development/ Housing Authority of Washington County	Production target data will be reported in the Affordable Housing plan of the Consolidated Plan
4.e	Continue to use Emergency Solutions Grant funding to support individuals and families who are either homeless or at-risk of becoming homeless to achieve and/or regain stability.	Washington County Office of Community Development	Years 1-5: Continue to work with the Continuum of Care (HSSN) on allocation of the funding. OCD took a step back to re-assess how to program ESG funding. A NOFA will be put out in fall of 2022.

Strategy 5: Economic Mobility			
Increase availability of and access to income supports and economic opportunities for low-income households			
	Action	Lead Contact	Progress Targets

5.a	Increase access to career coaching services by expanding the Aligned Partner Network to include additional homeless service providers.	Worksystems HSSN	Years 1-5: 35 Agencies in APN (up from 15) and/or 15 Career Coaches in Continuum
5.b	Develop Economic Opportunity Program aligning short-term housing assistance for households at or below 30% area median income (AMI) to support housing stability while individuals are engaged in job skills training or employment program.	Worksystems HSSN	Years 1 & 2: Identify funding opportunities and project sponsors Years 3-5: Operate Economic Opportunity Program Established and operating, serving a full career coaching capacity (35-40 HH). OCD has been successful programming \$50,000 in CDBG funding
5.c	Create annual training on “child support” laws to provide social service case workers with information on how to assist single parents to access child support enforcement services.	Community Action	Years 1-5: Conduct annual training
5.d	Develop systematic process for referring homeless and at-risk households to mainstream resources utilizing the Community Connect, a coordinated entry system serving people at imminent risk of homelessness (within 14 days) or experiencing homelessness.	Washington County Department of Housing Community Action	Year 3: Community Connect coordinated entry system was updated
5.e	Expand the ASSIST Program to increase access to SSI/SSDI application assistance for homeless and at-risk individuals, and provide annual SOAR training to community partners	ASSIST	Year 3: ASSIST made the decision to turn its focus to Multnomah County which is a loss to Washington County residents in need of this assistance.
5.f	Expand Supported Employment Program model for individuals with disabilities experiencing barriers to obtain and retain employment.	DAVS	Years 1-5: Staff 2 FTE “Employment Specialist/Job Coach” positions that will work with employers to hire formerly homeless persons, and to support formerly homeless in developing employment skills, and obtain and retain employment.

Washington County Office of Community Development

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