

Amended May 2020 to add CDBG CV and ESG CV funds to the PY2019 Action Plan

Second Amendment added September 2020 to add ESG CV2 allocation

Third Amendment added January 2021 to add CDBG CV3 allocation

Fourth Amendment added February 2024 to reallocate unused CDBG CV3 Administrative funds to CDBG CV3 Family Promise

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The 2015-2020 Consolidated Plan describes community needs and determines local priorities for using public resources to assist low- and moderate-income residents of Washington County and the Cities of Beaverton and Hillsboro (the Washington County Consortium). It sets forth a five-year strategic plan consisting of actions and production targets to address community needs. The success of the plan depends on the participation of numerous agencies and local governments in the collaborative implementation of the strategies. The Washington County Office of Community Development is the Lead Agency responsible for plan coordination and reporting.

The Consolidated Plan is augmented by annual Action Plans, which identify how the jurisdictions will spend the scarce public resources each year to meet the goals and priorities identified in the Consolidated Plan. In Washington County, three jurisdictions receive formula allocations from the federal programs described above. Washington County receives a direct allocation of CDBG funds annually which can be used throughout Washington County, except for in the City of Beaverton and the City of Hillsboro. The Cities of Beaverton and Hillsboro will also receive their own allocation of CDBG funds and these funds must be used to benefit their residents exclusively. The Washington County Office of Community Development acts as the Lead Agency for the Washington County HOME Consortium; HOME funds can be used throughout the county. The Washington County Office of Community Development, City of Beaverton, and the City of Hillsboro worked together in the development of this Action Plan.

#### **CARES Act Funding**

*On March 27, 2020, the federal government approved the CARES Act which provided \$5 billion for the Community Development Block Grant (CDBG) program and \$4 billion for the Emergency Solutions Grant (ESG) program. HUD has abbreviated the program names as CDBG-CV and ESG-CV. The dollar amounts were allocated in tranches. For ESG, the first \$1 billion has been allocated based on the regular program formula resulting in \$662,721 for Washington County. For CDBG, the first \$2 billion has been allocated based on the regular formula resulting in \$1,311,034 for Washington County.*

*The Amendment submitted in May 2020 reflects the changes in the PY2019 Allocations by providing funding under ESG CV2 and the intended uses.*

### **CARES Act CDBG-CV 3 Funding**

*The Amendment submitted in January 2021 reflects the additional allocation of \$1,713,078 in CDBG CV3 funds allocated to Washington County.*

*The Amendment submitted in February 2024 reflects the reallocation of \$140,000 in CDBG CV3 Administration funds over to CDBG CV3 Family Promise project.*

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The goals and outcomes identified in this Action Plan are taken from the Consolidated Plan's Strategic Plan which describes how federal funds and other resources will be deployed and what other actions will be taken to address community development and affordable housing needs over the next five years. This year, the following goals are being carried out through projects to be funded:

- Homeless Supportive Services
- Projects that implement the 10 Year Plan Strategies
- New Construction of Affordable Rental Housing
- Assistance to Affordable Rental Housing
- Owner-occupied Housing Rehabilitation
- Public Infrastructure Improvements
- Supportive Services

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the 2017 Consolidated Annual Performance and Evaluation Report (CAPER), OCD provided an evaluation of the third year of the five-year Consolidated Plan. Washington County made significant progress in meeting its five-year goals. Some notable accomplishments included the following:

CDBG funds provided the following accomplishments in the PY 2017 (July 1, 2017-June 30, 2018):

- Completion of three public facility projects; including the Hillsboro Community Senior Center Renovation, Community Warehouse Safety and Accessibility Project, and the Family Promise of Washington County Day Center Improvements. These projects served a total of 3,301 persons.
- Completion of five infrastructure projects; including the City of Cornelius - S Dogwood St Pedestrian Improvements, City of Cornelius - S. Heather St. Pedestrian Improvements, City of Tigard - Commercial Street Sidewalk, Timber Water Association - Reservoir Replacement, and the City of Forest Grove - Firwood Lane Sanitary Sewer Project. These projects served a total of 6,229 persons.
- Public services served a total of 7,502 persons. Projects that met a strategy in “A Road Home: 10 Year Plan to End Homelessness” benefited 5,963 persons and non-homeless services benefitted 1,539 persons.
- Housing Rehabilitation and weatherization improvement projects benefitted 311 households. These included 19 households through the Office of Community Development’s Housing Rehabilitation Program, 42 households through Rebuilding Together, and 250 households through Community Action’s self-help and comprehensive weatherization programs.

HOME funds provided the following accomplishments in PY 2017:

- Bridge Meadows Beaverton project. This is a mixed-income, multigenerational community that consists of seven buildings with forty-one (41) units of rental housing for seniors and families with foster children exiting the child welfare system, including five (5) HOME-assisted units.
- Pomeroy Place (aka Blanton Street) project. This project created twenty (20) units of rental housing in two buildings targeting homeless veterans and veteran families. It contains one, two and three-bedroom units, a community room, and an outdoor playground area, including five (5) HOME-assisted units.

ESG funds provided the following accomplishments in PY 2017:

- Homeless outreach enrolled 567 persons
- Rapid re-housing served 16 households

- Overnight shelter accommodation served 601 persons

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Thirty-day notices were posted prior to the public comment period, which was between March 12 and April 11. Public comment period for this Action Plan were published in El Latino de Hoy, the Oregonian, the Washington County Tribune, and the Hillsboro Tribune. Public hearings were held on Wednesday, April 3rd at the Beaverton City Hall at 10:00 (directly following the HSSN meeting to maximize attendance) and Thursday, April 11th at 7:00 p.m. in Hillsboro at the Washington County Public Services Building in front of the Policy Advisory Board.

#### **CARES Act Funding**

*Notice regarding an eight day public comment period was published in the Oregonian on Sunday, May 17, 2020. Public hearing was held via Zoom Conference Meeting on Wednesday, May 27 at 7 pm in front of the Policy Advisory Board.*

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Washington County received one written comment. A collective letter was received from Proud Ground, Bienestar, African American Alliance for Homeownership, Hacienda CDC, Portland Housing Center-Beaverton, Willamette West Habitat for Humanity and West Tuality Habitat for Humanity. This letter spoke of the importance for first time homebuyer assistance for all of Washington County and specifically, families of color and low to moderate income homebuyers.

#### **CARES Act Funding**

*Washington County received no public comments and one clarifying question regarding HOME redistribution of funds.*

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

**CARES Act Funding**

*CARES ACT Funding: Not Applicable as no comments were received*

**7. Summary**

Minutes of the two public hearings are attached to the electronic Action Plan submittal and included in the Appendix of the hard copy version of the plan.

**CARES Act Funding**

*CARES ACT Funding: Minutes of the public hearing and affidavit of publication are included in the appendix.*

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role		Name	Department/Agency
CDBG Administrator	WASHINGTON COUNTY	Washington County Office of Community Development	
HOME Administrator	WASHINGTON COUNTY	Washington County Office of Community Development	
ESG Administrator	WASHINGTON COUNTY	Washington County Office of Community Development	

Table 1 – Responsible Agencies

### Narrative

Washington County's Office of Community Development (OCD) is the Lead Agency for the development of the Action Plan. OCD works closely with the City of Beaverton and the City of Hillsboro in the development of this Plan. We also work closely with the Department of Housing Services on portions of the plan related to Public Housing and the Continuum of Care.

### Consolidated Plan Public Contact Information

Office of Community Development  
328 West Main, Suite 100 (MS# 7)  
Hillsboro, OR 97123  
503-846-8814  
cdbg@co.washington.or.us

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The main focus on consulting with other entities occurred during the development of the 2015-2020 Consolidated Plan. A full discourse on those efforts can be found in Volume 1 and Volume 4 of the Consolidated Plan at:

<http://www.co.washington.or.us/CommunityDevelopment/Planning/2015-2020-consolidated-plan.cfm>

The Office of Community Development (OCD), the City of Beaverton, and the City of Hillsboro participate in the Housing and Supportive Services Network (HSSN) and the Coalition of Housing Advocates (CHA) on a monthly basis where strategic discussions, consultations, information sharing, and feedback are provided between local government, non-profit housing and services providers, the faith community and private citizens. OCD coordinates a funders group where we consult with Oregon Housing and Community Services, Housing Authority, Community Housing Fund, Enterprise and Network of Affordable Housing on housing affordability issues and housing pipeline. In addition, OCD and Community Action lead the Anti-poverty Work Group which meets every other month to address broad policy issues impacting poverty.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

During the Consolidated Plan consultations, Washington County brought in the Washington County Department of Housing Services and nonprofit providers like Community Partners for Affordable Housing and private health agencies like Virginia Garcia Memorial Health Center, public mental health agencies like the Mental Health Services Division of the Washington County Department of Health and Human Services. These agencies all presented on the County's needs regarding integration of health and mental health and housing. There was also a consultation presentation from Amanda Saul of Enterprise Community Partners regarding their privately funded Health and Housing Initiative Study to determine the health benefits of onsite healthcare in assisted housing. Many of those efforts opened up on-going opportunities for consulting at meetings, participating on panel discussions at workshops, checking in by phone to address issue-specific discussions, and even partnerships in seeking grant funding and new initiatives. Other efforts to support coordination include regular consultations with the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area, and through the operation of Community Connect, the County's Coordinated and Centralized Assessment System (CCAS) for the provision of housing and homeless services in Washington County. Through these monthly meetings, we have access to local, state, and federal government representatives, non-profits, faith-based partners and interested community members. At the Anti-poverty Work Group meetings, we

meet regularly with Oregon Department of Human Services staff, WorkSystems, cities of Beaverton and Hillsboro, County Departments of Housing Services, Disability, Aging and Veterans Services, and Legal Aid working to reduce barriers to people in poverty. Through the Homeless Plan Advisory Committee, of which OCD is a participant, we have access to the business community to hear their thoughts on housing and homeless issues. In addition, through Washington County Thrives, we are able to meet with people from many of these same sectors that are invested in housing and homeless issues. Other on-going efforts to stay abreast of emerging issues occurs at HSSN and CHA monthly meetings, HSSN Work Group bi-monthly meetings, periodic funders group meetings, and as-needed meetings with local housing developers. OCD staff is involved in these meetings as a way of keeping abreast of changing or emerging themes to inform our work. The original Con Plan consultation efforts were to inform the five-year strategic plan effort while on-going opportunities to connect with our community partners inform our day-to-day work.

In November 2018 the voters in Washington, Multnomah and Clackamas counties approved the Metro Affordable Housing Bond. The measure will provide funds used to build affordable housing for low-income households; purchase, rehabilitate, and preserve affordability of existing housing; and buy land for affordable housing. Washington County has worked closely with Metro with monthly meetings over the past year. These meetings will continue, both internally and with Metro, over the next year to develop Implementation Strategies that will guide the future use of these funds.

Washington County has worked closely with the City of Beaverton and the City Hillsboro on the 2019 Action Plan. Meetings are set up to discuss timing, deliverables, coordination, etc. This collaboration extends to CAPER production as well as Consolidated and Fair Housing planning efforts. As this process moves forward, the County will need to continue to reassess its housing and community development goals and expected outcomes.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Office of Community Development is a member of the HSSN and we attend monthly meetings. It is at these meetings that we consult with the HSSN on the Emergency Solutions Grant program providing evaluation of performance as well as allocation priorities of the new grant period. We are also a member of the HSSN Work Group and meet with this group every other month throughout the year.

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.

The Consolidated Plan aligns and supports the work of the Continuum of Care by prioritizing, through additional points, projects that implement a strategy in A Road Home.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Washington County consulted with the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area, to discuss the allocation of Emergency Solutions Grant funding for eligible activities, develop ESG performance standards, and provide on-going evaluation of ESG projects to refine established ESG policies for the provision of housing and homeless services in Washington County. Consultation with the HSSN provided the forum for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from consultation with the HSSN include how to allocate funds between ESG-eligible activities, development of performance standards and a process for evaluating outcomes, and development of a process to ensure that policies and procedures related to the administration and operation of the County's ESG-funded programs and Homeless Management and Information System (HMIS) are evaluated annually. Consultation with the HSSN work group and with the full HSSN membership on Friday, February 8th and Wednesday, March 6th respectively.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Veterans Administration
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As Washington County is the lead consortium agency please refer to the consultation tables provided in their matching Annual Action Plan section.
2	<b>Agency/Group/Organization</b>	Community Action Organization of Washington County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
3	<b>Agency/Group/Organization</b>	BIENESTAR
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
4	<b>Agency/Group/Organization</b>	Domestic Violence Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
5	<b>Agency/Group/Organization</b>	Good Neighbor Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
6	<b>Agency/Group/Organization</b>	Luke-Dorf
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
7	<b>Agency/Group/Organization</b>	Washington County Department of Community Corrections
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
8	<b>Agency/Group/Organization</b>	Washington County Department of Disability, Aging and Veterans Services
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
9	<b>Agency/Group/Organization</b>	Washington County Department of Health and Human Services' Mental Health Services Division
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
10	<b>Agency/Group/Organization</b>	Washington County Department of Housing Services
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
11	<b>Agency/Group/Organization</b>	City of Hillsboro
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
12	<b>Agency/Group/Organization</b>	BEAVERTON
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
13	<b>Agency/Group/Organization</b>	COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
14	<b>Agency/Group/Organization</b>	Salvation Army
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
15	<b>Agency/Group/Organization</b>	Family Bridge
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
16	<b>Agency/Group/Organization</b>	HomePlate
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
17	<b>Agency/Group/Organization</b>	Cascade AIDS Project
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
18	<b>Agency/Group/Organization</b>	Boys and Girls Aid
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
19	<b>Agency/Group/Organization</b>	OPEN DOOR COUNSELING CENTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
20	<b>Agency/Group/Organization</b>	CODA
	<b>Agency/Group/Organization Type</b>	Substance Abuse Services
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
21	<b>Agency/Group/Organization</b>	LIFEWORKS NORTHWEST
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
22	<b>Agency/Group/Organization</b>	Lutheran Community Services NW
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
23	<b>Agency/Group/Organization</b>	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.

**Identify any Agency Types not consulted and provide rationale for not consulting**

We consulted with a broad range of agencies and we used a wide variety of techniques to solicit input. Federal, State, County, cities, non-profits and citizens are part of the HSSN Membership. The membership is open to all and the meeting agendas are published well in advance of each meeting. No agency was intentionally left out of the process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County	The Department of Housing Services (DHS) and OCD have worked closely to align A Road Home with the Consolidated Plan.
Aloha Town Center/TV Highway Plan	Wash Co. Land Use and Transportation	Affordable housing is an element of the LUT Plan and both DHS and OCD are partners in that effort.
Metro Affordable Housing Bond	Housing Authority of Washington County	The overall goal for the Housing Authority of Washington County (HAWC) is to support at least 814 units of affordable housing in the community.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

*OCD, in conjunction with Hillsboro and Beaverton staff, has held several consultations with organizations involved in housing, homelessness, business and human services. In total, 42 agencies participated in virtual meetings or through one-on-one surveys. Consultation group leaders explored service providers’ concerns, needs, current policies, and other funding sources that serve their clientele. Consulted agencies included:*

*Hacienda CDC, Portland Housing Center, Proud Ground, Rebuilding Together Wash Co, Bienestar, CPAH, Fair Housing Council of OR, Habitat for Humanity, CASA of OR, Oregon Housing & Community Services, Reach CDC, BRIDGE Housing, Community Development Partners, Community Housing Fund, Hillsboro School Dist, Beaverton School Dist, City of Tigard, Washington County Business Council, Hillsboro Downtown Partnership, Hillsboro Chamber of Commerce, Beaverton Downtown Assoc, Beaverton Chamber of Commerce, Hispanic Metro Chamber of Commerce, LOVE INC, ASSIST, Edwards Center, Just Compassion, Meals on Wheels, Families for Independent Living, CODA, Sequoia Mental Health, LifeWorks NW, Community Warehouse, Oregon Food Bank, Vision Action Network, Lutheran Community Services NW, Portland Community College, Islamic Center of Portland, Muslim Educational Trust, IRCO, Asian Pacific American Network of OR, Centro Cultural, Adelante Mujeres, Boys & Girls Club, Ecumenical Ministries of OR, Oregon Law Center, MESO, Community Action, Impact NW, DVRC, Comfort Zone, DAVS, Luke-Dorf, Sunrise Church, Open Door, Good Neighbor Center, Family Promise, HomePlate, Boys & Girls Aid, Open Door, Community Alliance of Tenants*

*The allocation plan was built on information collected from the consultations with the service provider agencies, communication from the Racial Equity Collaborative, daily news reports about the number of unemployment filings, and news reports generally about loss of businesses. The*

*needs are beyond the ability of these two programs to address on their own. We considered what input suggested were the highest priority needs.*

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process for the overarching Consolidated Plan set the goals and priorities for the five-year period. Barring any emerging urgent issues that could change the existing goals and priorities, there should be no changes to the current goals and priorities as identified in the Consolidated Plan.

Notices of the March 12 - April 11 (30 day) public comment period for the 2019 Action Plan were published in El Latino de Hoy, the Oregonian, The Hillsboro Tribune, and the Washington County Tribune. There were two public hearings for 2019 Action Plan. The first on Wednesday, April 3rd at the Beaverton City Hall at 10:00 (directly following the HSSN meeting in order to maximize attendance) and the second on Thursday, April 11th at 7:00 p.m. in Hillsboro at the Washington County Public Services Building in front of the Policy Advisory Board. A consultation for the ESG program took place on February 8th and March 6th with the HSSN Work Group and full HSSN membership respectively.

CARES Act Substantial Amendment: Notice was published in the Oregonian and a public hearing was held on May 27, 2020. Prior to the public hearing, consultation was held with 42 area agencies and culturally specific organizations to determine the needed resources and allocations.

Fourth Substantial Amendment: Notice was published in the Oregonian and public hearing was held on February 14, 2024. A Substantial Amendment to the FY 2019 Action Plan requires a thirty (30) day public comment period.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Staff answered some questions about specific projects identified in the Action Plan, but no substantial changes to the plan were requested.	Ben Sturtz and Gordon Teifel complemented the Staff on the work that is being done and thanked Staff for their dedication to the projects and the community.	All comments were accepted.	n/a

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	Office of Community Development received one group letter is included in the packet regarding the need for home ownership opportunities.	Sam Vause stated how impressed he was with each individual as community members, the CDBG program, and the entire community as a whole. He thanked the staff and the PAB for the work they do in the community. Rowie Taylor expressed her appreciation for CDBG and the transparency with the Action Plan. She appreciates how supportive the staff are in the Office of Community Development. Gayle Sheller shared a story of receiving CDBG funds for creating a homeless shelter and transitional housing. She has seen how CDBG can transform a community and has a huge appreciation for it.	All Comments were accepted.	n/a
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish		No comments were received.		n/a

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Staff addressed some questions about the allocations provided in the Substantial Amendment, but no substantial changes were requested.	No Comments were received	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The anticipated resources identified in this section include Community Development Block Grant (CDBG) program funds for Washington County, the HOME Investment Partnerships Program funds for the Washington County HOME Consortium, the Emergency Solutions Grant program funds for Washington County, and the Competitive McKinney-Vento Homeless Assistance Act funds for the Hillsboro/Beaverton/Washington County Continuum of Care. They are based on the most recent allocations for these programs from the U.S. Department of Housing and Urban Development

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,187,250	107,764	0	2,295,014	2,295,014	These CDBG funds are used towards administration, public services (capped at 15%), public facilities, public improvements and Housing Rehabilitation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,587,946	340,562	310,295	2,238,803	2,238,803	These HOME funds are primarily used towards new unit production, rehabilitation, acquisition, preservation and homebuyer assistance. They are also used towards CHDO set-aside activities, and CHDO Operating Grant funds for Tier 1 CHDOs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	181,923	0	0	181,923	181,923	These ESG funds are used towards Rapid Re-Housing activities; up to but not to exceed the 7.5% of each year's annual allocation will be used for admin costs.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing Overnight shelter Rental Assistance Transitional housing	3,853,943	0	0	3,853,943	3,853,943	These Continuum of Care funds include Supportive Housing Program and Shelter Plus Care funding for the Hillsboro, Beaverton, Washington County Continuum of Care managed by the Washington County Department of Housing Services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	5,900,967	0	0	5,900,967	0	CDBG CV 1 and 3 funds as well as ESG-CV 1 and 2 funds to be used to prevent, prepare for and respond to the Coronavirus

Table 2 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

As a result of both federal mandate and local policy, each of the County’s entitlement programs requires or encourages some level of “match” or “leveraging” - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds. In addition, the County’s CDBG funding process awards a higher point value to project proposals that will leverage significant additional resources.

These CDBG, HOME, and ESG federal entitlement funds will leverage additional public and private resources from the state and local levels. This year, these federal funds leveraged a total of \$18,429,313 in private, state and local funds. Of this amount, \$1,187,521 (5.5%) is from other non-federal public funds and \$16,755,353 (78.26%) is from private funds. This is due to the fact that these federal funds are often the first funds generated for housing and community development projects and generate interest for additional leverage and demonstrate local commitment towards a housing or community development project. For public resources, this can include leveraged resources from the state for homeless assistance projects, weatherization activities, infrastructure projects, and public services projects. It can also include microenterprise assistance tax credits and state housing dollars for Washington County rental housing developments. Locally, leveraged resources include resources for homeless assistance projects, infrastructure projects, public facilities, public service projects and economic development projects. In private resources, leveraged resources include resources from foundations and churches, donations, in-kind services, private loans, sweat equity, volunteers and private funds. These sources are all non-federal so may count for the federal programs towards non-federal match.

Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources. Match will come from Emergency Housing Account (State) funding and Supportive Housing Assistance Program funding for rapid re-housing; Community Action will ensure that match funding also covers the value of administrative funds so that the matching funds equal the ESG allocation of \$181,923.

It should be noted that some HOME projects may not yet meet the 25% match requirement at the time of application but future match may be obtained through things such as property tax exemption which can't be realized until the property is leased up and operating. Currently, Washington County has a surplus of match in its account.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

There is some publicly owned land or property located within Washington County that may be used to address the needs identified in the plan. For housing, Washington County and the cities of Forest Grove, Beaverton, Cornelius and Sherwood have all identified parcels that may be used to address housing needs in the future. The City of Beaverton has donated land to assist in the development of the REACH 1st and Main Project.

**Discussion**

With the loss many years ago of Section 811 and Section 202 funding to support the capital grants for construction, HOME projects were almost exclusively pursuing 9% tax credits through the State of Oregon's annual NOFA. These housing dollars are extremely competitive and Participating Jurisdictions are dependent on successful projects in order to meet HOME expenditure deadlines. While some of the regulatory burden has been lifted, Washington County is still working to ensure timely commitments and expenditures through a pipeline of projects. Two affordable housing projects were successful in competing for over \$18 million in equity from tax credit allocations last year which was an unusual success and this year REACH will pursue 9% credits for the 1st and Main project. Assuming one HOME/tax credit project per year over the course of the five-year strategic plan, that would equate to leveraging approximately \$45 million in tax credit equity. The State of Oregon's Housing and Community Services has worked hard to bring new resources to the table. The addition of the Metro Affordable Housing Bond measure will add funds to the development of affordable units within Washington County. HUD's National Housing Trust Fund is a source of funds available through the State of Oregon as is the document recording fee and new funding authorized by the State Legislature over the last several years. OHCS and its partners have worked hard to find ways to promote the use of 4% tax credits by providing other gap resources (example the LIFT program). It remains to be seen how those additional funds will assist in increases in production or perhaps simply lending to more timely production.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Supportive Services	2015	2019	Homeless	Washington County	Homelessness	ESG: \$181,923 ESG-CV 2: \$1,992,721 ESG-CV: \$596,449	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted Homeless Person Overnight Shelter: 850 Persons Assisted Homelessness Prevention: 700 Persons Assisted
2	Projects That Implement 10 Year Plan Strategies	2015	2019	Homeless Non-Housing Community Development	Washington County	Homelessness	CDBG: \$282,937	Public service activities other than Low/Moderate Income Housing Benefit: 1710 Persons Assisted
3	New Construction of Affordable Rental Housing	2015	2019	Affordable Housing	City of Beaverton Washington County	Rental Housing	HOME: \$1,279,396	Rental units constructed: 54 Household Housing Unit
5	Assistance to Affordable Rental Properties	2015	2019	Affordable Housing	Washington County	Rental Housing	CDBG: \$9,000	Rental units rehabilitated: 19 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Owner-Occupied Housing Rehabilitation/ Assistance	2015	2019	Affordable Housing	Washington County	Owner-Occupied Housing	CDBG: \$313,862	Homeowner Housing Rehabilitated: 264 Household Housing Unit
12	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development	Washington County	Public Infrastructure	CDBG: \$914,819	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 237 Persons Assisted
13	Supportive Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Washington County	Public Services	CDBG: \$49,929 CDBG-CV: \$1,048,000	Public service activities other than Low/Moderate Income Housing Benefit: 1765 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 217 Households Assisted Businesses assisted: 160 Businesses Assisted

**Table 3 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Homeless Supportive Services
	<b>Goal Description</b>	<p>This goal addresses the "homelessness" priority need and will provide supportive services for homeless persons and families utilizing Washington County Emergency Solutions Grant (ESG) funding. The populations targeted under this priority need include extremely low-income households, low-income households, persons with disabilities and persons experiencing or at-risk of homelessness.</p> <p>ESG CV - funds will be utilized to provide supportive services for homeless persons and families utilizing Washington County Emergency Solutions Grant CV funding. The populations targeted under this priority need include extremely low-income households, low income households, persons with disabilities and persons experiencing or at-risk of homelessness.</p>
<b>2</b>	<b>Goal Name</b>	Projects That Implement 10 Year Plan Strategies
	<b>Goal Description</b>	The associated goals will be to provide support to projects that implement strategies from the Washington County Ten Year Plan to End Homelessness utilizing Community Development Block Grant (CDBG) funds. The populations targeted under this priority need include extremely low-income, low-income and moderate-income households, persons with disabilities and persons experiencing or at-risk of homelessness.
<b>3</b>	<b>Goal Name</b>	New Construction of Affordable Rental Housing
	<b>Goal Description</b>	The associated goal to this high priority need will be to provide focus on the construction of new affordable rental housing. The populations targeted under this priority need include (but are not limited to) Extremely low-, low- and moderate-income households, families with children, elderly and frail elderly, persons with disabilities, and farmworkers.
<b>5</b>	<b>Goal Name</b>	Assistance to Affordable Rental Properties
	<b>Goal Description</b>	The associated goal to this high priority need will be to provide weatherization, rehabilitation, and accessibility improvements to affordable rental properties. The populations targeted under this priority need include (but are not limited to) extremely low-, low- and moderate-income households, families with children, elderly and frail elderly, persons with disabilities, and farmworkers.

7	<b>Goal Name</b>	Owner-Occupied Housing Rehabilitation/ Assistance
	<b>Goal Description</b>	The associated goal to this high priority need will be to provide support for rehabilitation of housing owned and occupied by low-income households, including, but not limited to, rehabilitation, weatherization and accessibility improvements. The populations targeted under this priority need include (but are not limited to) extremely low-, low- and moderate-income households, elderly and frail elderly, and persons with disabilities.
12	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	This goal is to increase neighborhood pride and viability through improvements to existing public infrastructure. The populations affected under this priority need include (but are not limited to) extremely low-, low- and moderate-income persons.
13	<b>Goal Name</b>	Supportive Services
	<b>Goal Description</b>	The associated goal to this low priority need will be to provide a vast array of supportive services designed to assist low-income and vulnerable households overcome the barriers in an effort to achieve self-sufficiency. The populations targeted under this priority need include (but are not limited to) extremely low-, low- and moderate-income persons, persons with disabilities, families with children, and children who have been abused and/or neglected. <i>This priority need is for public services activities that do not specifically address a strategy identified in the Ten Year Plan to End Homelessness.</i>  <i>CDBG CV Funds: Funds will be utilized to assist extremely low, low and moderate income persons. This will include Microenterprise Assistance and Rental Assistance</i>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Washington County will use CDBG funds to provide assistance to two (2) Public Infrastructure projects; four (4) Public Services projects that implement strategies in “A Road Home: Community Plan to Prevent and End Homelessness”; three (3) other Supportive Service projects benefiting extremely low-, low-, and Moderate-income persons; five (5) Affordable Housing Preservation programs; and Office of Community Development (OCD) housing rehabilitation administration and overall program administration activities. Washington County allocates 15% of its annual grant plus 15% of the program income from the prior year towards public service activities. The total value of awards to projects carrying out public services in FY 19/20 is \$332,866, which is 15% of the annual grant (\$2,187,250) plus a portion of the program income (\$107,764) received in the prior fiscal year. We will not exceed the 15% threshold set by the regulations.

HOME funds will provide funding for the construction of fifty-four units of affordable rental housing; CHDO operating costs; and overall program administration. ESG funds will provide Rapid Re-housing activities as well as provide funding for program administration.

#	Project Name
1	City of Tigard - Frewing Street Sidewalks
2	City of Banks - Park Street Water Line and Accessibility Improvements
3	Bienestar - Resident Services
4	Community Partners for Affordable Housing, Inc. - Resident Services
5	Fair Housing Council of Oregon - Fair Housing Outreach and Enforcement
6	Sonrise - Homeless Connect
7	Washington County - Disability, Aging and Veteran Services (DAVS)
8	HomePlate Youth Services - Connection for Homeless Youth
9	Boys and Girls Aid - Safe Place for Youth
10	Office of Community Development - Home Access and Repair for the Disabled and Elderly (HARDE)
11	Office of Community Development - Housing Rehabilitation Program
12	Rebuilding Together - Homeowner Support and Outreach
13	Community Action - Comprehensive Weatherization
14	Community Action - Self-help Weatherization
15	Office of Community Development - CDBG Program Administration
16	Community Action - Emergency Solutions Grant
17	Office of Community Development - Housing Rehabilitation Administration
18	REACH - 1st and Main

#	Project Name
19	Bienestar - CHDO Operating Grant
20	Community Partners for Affordable Housing, Inc. - CHDO Operating Grant
21	Office of Community Development - HOME Administration
22	Unobligated HOME funds
23	CDBG-CV1 and CV3 Community Action Rent Assistance
24	CDBG CV1 and CV3 Microenterprise Business Technical Assistance
25	CDBG CV1 and CV3 Administration
26	ESG CV Rapid Rehousing Rent and Financial Assistance
27	ESG CV ADMIN
28	ESG CV 2 Rapid Rehousing Rent and Financial Assistance
29	ESG CV 2 ADMIN
30	CDBG-CV 3 Washington County Housing Services Respite Center, Safe Sleep RV Program
31	CDBG-CV 3 Family Promise
32	CDBG-CV 3 Shower Truck Acquisition

**Table 4 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The allocations for the 2019 Action Plan align with the Strategies identified in Chapter 6 of the 2015-2020 Consolidated Plan. Obstacles to addressing underserved needs can primarily be attributed to the lack of funding support available in the community to meet the demand for the new construction of affordable housing and other public facility, infrastructure, and public services benefitting extremely low-, low- and moderate-income persons. Obstacles encountered in the housing market by providers of homeless services include barriers in identifying housing for persons who have landlord debt or past evictions on their record. A trend of charging “double-deposits” as well as first and last month rent has limited the number of formerly homeless individuals that can be rapidly re-housed utilizing ESG funds. Finally, the current housing market with vacancy rates under 2% and escalating rents is causing displacement of low-income households especially seniors and persons with disabilities on fixed incomes. Given the tight market, once housing is lost, it is extremely difficult to regain. Rent assistance programs trying to bridge the gap caused by escalating rents has decreased the number of households that can be served. Another obstacle that Washington County faces the increased cost of construction and the difficulty finding contractors to bid on projects, which has impacted larger construction projects as well as smaller projects through our Housing Rehabilitation program. Construction projects are taking two years to compete which is impacting management of the CDBG timeliness ratio.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	City of Tigard - Frewing Street Sidewalks
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Public Infrastructure
	<b>Funding</b>	CDBG: \$435,604
	<b>Description</b>	<p>The City of Tigard will create improvements of approximately 1,000 lineal feet of continuous sidewalk along the east side of SW Frewing Street between HWY 99W to the north and SW Ash Ave to the south. This section of Frewing Street currently includes no sidewalks along either side of the street. When cars park along the shoulder and/or pavement edge, pedestrians must walk around these obstacles and into the traffic lanes, which causes safety problems for pedestrians. The sidewalk will provide a waiting area for school children and parents, who must currently wait for the school bus on isolated sections of sidewalk and on the road. Approximately 60 elementary, middle, and high school students are picked up and dropped off at four school bus stops located along Frewing Street within the project area.</p> <p>Objective Category: Suitable Living Environment  Outcome Category: Availability/Accessibility  National Objective: LMC  Matrix Code: 03K</p>
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	190 low/moderate income persons
	<b>Location Description</b>	SW Frewing Street between HWY 99W to the north and SW Ash Ave to the south
	<b>Planned Activities</b>	CDBG funds will be used to pay for construction costs associated with the proposed improvements. The CDBG amount includes an additional amount of \$10,000 added to cover the expense of Davis Bacon Project Management.

<b>2</b>	<b>Project Name</b>	City of Banks - Park Street Water Line and Accessibility Improvements
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Public Infrastructure
	<b>Funding</b>	CDBG: \$479,215
	<b>Description</b>	<p>The City of Banks will make roadway and water infrastructure improvements including the replacement of approximately 650 lineal feet of undersized 2-inch water main piping with 8-inch piping on Park Street, relocation of an existing fire hydrant on Park Street, replacement of approximately 19 service laterals and water meters on Park Street, and construction of approximately 250 lineal feet of new 6-inch water main piping on Woodman Ave Alley. Street improvements including 2,000 square yards of 2-inch grind and overlay on Park Street, 350 square yards of 2-inch overlay pavement on Woodman Ave Alley, sidewalk improvements of approximately 10 ADA compliant ramps and 900 lineal feet of new ADA compliant sidewalks along the west side of Park Street and the south side of Woodman Ave</p> <p>Objective Category: Suitable Living Environment  Outcome Category: Availability/Accessibility  National Objective: LMC  Matrix Code: 03K</p>
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	47 low/moderate income persons
	<b>Location Description</b>	Park Street between Sunset Avenue and Wilkes Street, Woodman Avenue, Woodman Ave Alley and NW Parmley Avenue between Woodman Ave and Woodman Ave Alley

	<b>Planned Activities</b>	CDBG funds will be used to pay for engineering, construction management, administrative and permitting costs and construction costs associated with the proposed improvements. An additional amount of \$10,000 has been added to cover the expense of Davis Bacon Project Management.
<b>3</b>	<b>Project Name</b>	Bienestar - Resident Services
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Supportive Services
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	CDBG: \$21,636
	<b>Description</b>	<p>Bienestar will provide comprehensive resident services for low-income youth and adults in nine properties. Adult programs include ESL classes, GED Preparation classes, computer classes, financial literacy programs, IDA Programs, Job Club, Recetas, emergency cash assistance program, nutrition classes, Promotores (12 resident peer leaders who receive special training and conducts home visits), and community meetings and activities. Youth Programs include homework clubs (called MpowR), for children of Juniper, Elm Park, Willow Park and Jose Arciga, Science Clubs, Basketball Club, Summer Lunch and Fun (for children of Montebello, Sierra West, and Sunset) Financial Fitness for Life, Kids Computer Club, Teens Build Your Own Computer Club, Explorador Nature Camp, Youth IDA program, Education Navigation and other special events.</p> <p>Objective Category: Suitable Living Environment  Outcome Category: Availability/Accessibility  National Objective: LMC  Matrix Code: 05</p>
	<b>Target Date</b>	6/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1460 low and moderate income persons	

	<b>Location Description</b>	<p>Bienestar will provide resident services at the following property locations:</p> <ul style="list-style-type: none"> <li>• Cornelius Park - 481 S. Alpine St Cornelius OR 97113</li> <li>• Cornelius Park - 425 N 29th Ave Cornelius OR 97113</li> <li>• Cornelius Park - 1744 N. Davis St. Cornelius OR 97113</li> <li>• Elm Park, Elm Street, Forest Grove, OR 97116</li> <li>• Jose Arciga, 584 N. 15th Ave., Cornelius, OR 97113</li> <li>• Jose Arciga, 3231 22nd Place., Forest Grove, OR 97116</li> <li>• Juniper Gardens, 2718 Juniper Street, Forest Grove, OR 97116</li> <li>• Reedville Apartments, 21141 SW Alexander Street, Aloha, OR 97006</li> </ul> <p>Willow Park, 2824 22nd Ave., Forest Grove, OR 97116</p>
	<b>Planned Activities</b>	CDBG funds will be used to pay for personnel costs associated with the salary of the Resident Services Director (1 FTE).
4	<b>Project Name</b>	Community Partners for Affordable Housing, Inc. - Resident Services
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Supportive Services
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	CDBG: \$21,636

<p><b>Description</b></p>	<p>CPAH will provide supportive community and skill-building activities and housing stability resources to diverse youth, adult, and senior residents in five properties. Services provided include after school and summer youth programs, homework help and summer lunch programs, monthly food distribution, Thriving in Place physical/cognitive health programs, community garden activities, seasonal activities, life skills classes, onsite recovery groups, partnerships with service providers to help residents maintain their housing stability, and outreach services to encourage participation in resident service programs.</p> <p>Objective Category: Suitable Living Environment  Outcome Category: Availability/Accessibility  National Objective: LMC  Matrix Code: 05</p>
<p><b>Target Date</b></p>	<p>6/30/2020</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>230 low and moderate income persons</p>
<p><b>Location Description</b></p>	<p>CPAH will be provide resident services at the following locations:</p> <ul style="list-style-type: none"> <li>• Greenburg Oaks – 11905 SW 91st Ave., Tigard, OR 97223-6335</li> <li>• Oleson Woods – 9140 SW 91st Ave., Tigard 97223-6811</li> <li>• Metzger Park – 10025 SW 85th Ave., Tigard 97223-8892</li> <li>• Village at Washington Square – 11159 SW Hall Blvd., Tigard, OR 97223-2431</li> <li>• The Knoll at Tigard– 12291 SW Knoll Dr., Tigard 97223-8247</li> </ul>

	<b>Planned Activities</b>	CDBG funds will pay for personnel costs and other occupancy and administrative costs associated with the project. This includes a portion of the salaries of the Deputy Directory, the Resident Services Manager, and two (2) Resident Services Coordinators.
5	<b>Project Name</b>	Fair Housing Council of Oregon - Fair Housing Outreach and Enforcement
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$6,657
	<b>Description</b>	<p>CDBG funds will be used to affirmatively further fair housing outreach efforts, which may include funding the Fair Housing Hotline to track calls from Washington County (non-Beaverton/Hillsboro) callers with questions about fair housing issues; provide fair housing trainings/activities/events for low income tenants to educate them on their respective rights and responsibilities under the law relative to fair housing; offer landlord training opportunities to educate them on their compliance responsibilities under the law relative to fair housing; provide visual fair housing displays in county building; provide staffing at annual cultural festival; and provide fair housing complaint data and analysis.</p> <p>Objective Category: Suitable Living Environment  Outcome Category: Availability/Accessibility  National Objective: LMC  Matrix Code: 05J</p>
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 low/mod persons

	<b>Location Description</b>	Administrative offices are located in Portland at, 1221 SW Yamhill Street, Suite 305, Portland, OR 97205. Services to be held in Washington County. Hotline will serve Washington County residents excluding City of Beaverton and City of Hillsboro.
	<b>Planned Activities</b>	CDBG funds will be used to pay for personnel costs, operating supplies, travel and training costs, and indirect costs associated with the project.
<b>6</b>	<b>Project Name</b>	Sonrise - Homeless Connect
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$76,000
	<b>Description</b>	Through Homeless Connect, Sonrise Church is able to provide temporary housing as well as care for the mental and physical health of the clients they serve. These services include a 90-day enrolled homeless shelter, childcare, housing education, mental health and addiction counseling, dental, vision, chiropractic, massage, homeless prevention services, haircuts, feet care and other services that directly impact the mental and physical health of those in the community.  Objective Category: Suitable Living Environment  Outcome Category: Availability/Accessibility  National Objective: LMC  Matrix Code: 05
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1200 Homeless adults
	<b>Location Description</b>	Washington County. Services are provided through Sonrise Church located at 6701 NE Campus Drive, Hillsboro OR 97124
	<b>Planned Activities</b>	This project will support two FTE, Trimet passes and supplies
<b>7</b>	<b>Project Name</b>	Washington County - Disability, Aging and Veteran Services (DAVS)

<b>Target Area</b>	Washington County
<b>Goals Supported</b>	Projects That Implement 10 Year Plan Strategies Supportive Services
<b>Needs Addressed</b>	Homelessness
<b>Funding</b>	CDBG: \$75,000
<b>Description</b>	<p>Washington County Disability, Aging and Veteran Services (DAVS) will provide one-time stipend payments to provide any combination of security deposits, rental assistance, and emergency financial housing support to stabilize and/or obtain housing for older adults, people with disabilities and veterans in Washington County. One time stipends/awards will range from \$500-\$2,500 to eligible at risk consumers. The Homeless Outreach Coordinator will also provide support and wrap around service connection to all consumers served in the program. These services include assistance applying for stable income, low income housing, counseling, SNAP, Medicaid benefits, veterans medical and financial benefits, and behavioral health support; if needed.</p> <p>Objective Category: Suitable Living Environment Outcome Category: Availability/Accessibility National Objective: LMC Matrix Code: 05</p>
<b>Target Date</b>	6/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low/moderate income individuals
<b>Location Description</b>	Washington County, excluding City of Beaverton and City of Hillsboro residents.
<b>Planned Activities</b>	Project will be used directly for one time stipends/awards paid to vendors and landlords in lieu of direct payments to participants and verification of these expenses will be collected prior to approval and payment of awards.
<b>Project Name</b>	HomePlate Youth Services - Connection for Homeless Youth

8	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services Projects That Implement 10 Year Plan Strategies
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	<p>The Connection for Homeless Youth program will support an Outreach Coordinator position (0.875 FTE) who will work with 300 homeless youth (up to age 24), primarily focusing in the Forest Grove, Cornelius, Aloha and Tigard areas. The Outreach worker will be the key access point for connecting youth to services that help them gain stability. These essential resources include education, housing and specific job preparation and employment opportunities. This position will also help build new capacity to better serve Latino youth in Washington County. This project offers homeless youth the first steps to stability by providing access to specialized services, including education, housing, parenting, mental health, medical and substance abuse services and especially employment.</p> <p>Objective Category: Suitable Living Environment Outcome Category: Availability/Accessibility National Objective: LMC Matrix Code: 05</p>
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Homeless Youths to the age 24
	<b>Location Description</b>	Forest Grove, Cornelius, Aloha and Tigard. Services are provided through HomePlate Youth Services, 12520 SW 3rd St., Beaverton, OR 97005
	<b>Planned Activities</b>	This project will support the salary of an Outreach Coordinator.
9	<b>Project Name</b>	Boys and Girls Aid - Safe Place for Youth
	<b>Target Area</b>	Washington County

	<b>Goals Supported</b>	Homeless Supportive Services Projects That Implement 10 Year Plan Strategies
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Safe Place for Youth program will provide housing, case management, family mediation, skills training, financial assistance, and independent living support that will lead youth to stable housing and self-sufficiency. The program will be available to youth who have stayed at the Safe Place shelter for 30 days and need additional time and support to work on their goals for stable housing. Services will focus on employment and/or educational support, individual and family counseling, financial literacy (including checking and savings accounts), accessing public assistance, time management, household care, decision making, and interpersonal communication. Housing and all basic needs will be provided at the Safe Place facility.  Objective Category: Suitable Living Environment Outcome Category: Availability/Accessibility National Objective: LMC Matrix Code: 05
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	180 homeless youth over the two year period
	<b>Location Description</b>	Washington County, excluding City of Beaverton and City of Hillsboro residents. Services are provided through Boys & Girls Aid, located at: 454 SE Washington St., Hillsboro, OR 97123.
	<b>Planned Activities</b>	Project will support the personnel costs for a .93 FTE Youth Care Counselor.
	<b>10</b>	<b>Project Name</b>
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The Office of Community Development's HARDE Program will provide grants to persons over the age of 62 for the purpose of making repairs of an urgent nature or accessibility improvements for disabled homeowners or renters.  Objective Category: Decent Housing  Outcome Category: Affordability  National Objective: LMH  Matrix Code: 14A
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 income-qualified households will be assisted through this project.
	<b>Location Description</b>	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton).
	<b>Planned Activities</b>	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out the HARDE Program. Washington County will also be administering the City of Hillsboro's CDBG Housing Rehabilitation grant funds in the amount of approximately \$200,000.
<b>11</b>	<b>Project Name</b>	Office of Community Development - Housing Rehabilitation Program
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Owner-Occupied Housing Rehabilitation/ Assistance
	<b>Needs Addressed</b>	Owner-Occupied Housing
	<b>Funding</b>	CDBG: \$158,862

	<b>Description</b>	The Office of Community Development will provide seven low-interest, deferred payment loans to income-qualified residents of Washington County (excluding the city of Beaverton residents) to make needed repairs to the owner-occupied homes.  Objective Category: Decent Housing  Outcome Category: Affordability  National Objective: LMH  Matrix Code: 14A
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 income-qualified homeowners
	<b>Location Description</b>	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton and City of Hillsboro).
	<b>Planned Activities</b>	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out housing rehabilitation activities.
<b>12</b>	<b>Project Name</b>	Rebuilding Together - Homeowner Support and Outreach
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Owner-Occupied Housing Rehabilitation/ Assistance
	<b>Needs Addressed</b>	Owner-Occupied Housing
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	Rebuilding Together Washington County provides necessary repairs to homes owned by low and moderate-income homeowners, especially seniors and the disabled, to keep them safe, warm and dry.  Objective Category: Decent Housing Outcome Category: Affordability National Objective: LMH Matrix Code: 14H
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low/mod income households
	<b>Location Description</b>	Washington County, excluding City of Beaverton and City of Hillsboro residents. Rebuilding Together administrative office located at 12550 SW 3rd Street, Beaverton, OR 97005.
	<b>Planned Activities</b>	CDBG funds will pay for a portion of the salary costs of the Executive Director who manages the Rebuilding Together home repair program.
<b>13</b>	<b>Project Name</b>	Community Action - Comprehensive Weatherization
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance
	<b>Needs Addressed</b>	Rental Housing Owner-Occupied Housing
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	<p>Community Action provides no-cost weatherization assistance to improve the efficiency, safety, comfort and durability of people's homes. Eligible households will receive a comprehensive energy audit by an Energy Auditor to determine potential cost-effective improvements which could include insulation, air duct sealing, ventilation, heating systems, and/or windows. Once improvements are selected, licensed contractors will perform the installations. Clients will also receive education on energy savings, health and safety, and water conservation. Priority will be given to low income homeowners over the age of 60 and/or persons with disabilities. The Agency will obtain information on household income to substantiate benefit to persons who are income qualified.</p> <p>Objective Category: Decent Housing  Outcome Category: Affordability  National Objective: LMH  Matrix Code: 14H</p>
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 low/mod households
	<b>Location Description</b>	<p>Washington County, excluding City of Beaverton and City of Hillsboro residents.</p> <p>Community Action Weatherization offices are located at: 669 S. 1st Avenue, Hillsboro, OR 97123.</p>
	<b>Planned Activities</b>	CDBG Funds will pay a portion of the salary of the energy auditor/inspector who works with eligible client households and the contractors.
<b>14</b>	<b>Project Name</b>	Community Action - Self-help Weatherization
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance

<b>Needs Addressed</b>	Rental Housing Owner-Occupied Housing
<b>Funding</b>	CDBG: \$25,000
<b>Description</b>	<p>Community Action (CA) provides energy conservation education and training in the uses of weatherization materials to reduce high heating/utility costs of income-qualified households. CA will conduct energy conservation workshops and make home visits to supply low cost weatherization materials to qualified clients. Energy staff will train client households how to install low cost weatherization measures (example: caulking, weather stripping, interior storm window kits, switch plates, CO2 alarms) and will inspect all installations. In addition, if warranted, staff will assist in replacing older less efficient refrigerators with more efficient models. Materials averaging \$50 per household will be provided. Staff will conduct follow-up to evaluate changes in client energy usage. One Baseload Auditor will be assigned to CDBG-eligible units to ensure that the costs assigned to CDBG are eligible and supported by time records.</p> <p>Objective Category: Decent Housing Outcome Category: Affordability National Objective: LMH Matrix Code: 14H</p>
<b>Target Date</b>	6/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 low/mod income households
<b>Location Description</b>	<p>Washington County, excluding City of Beaverton and City of Hillsboro residents.</p> <p>Community Action Weatherization offices are located at: 669 S. 1st Avenue, Hillsboro, OR 97123.</p>

	<b>Planned Activities</b>	CDBG Funds will pay for a portion of the salary of an energy auditor/inspector associated with providing individualized energy conservation counseling to a minimum of 120 program participants (households).
15	<b>Project Name</b>	Office of Community Development - CDBG Program Administration
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Projects That Implement 10 Year Plan Strategies Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance Public Infrastructure Improvements Supportive Services
	<b>Needs Addressed</b>	Homelessness Rental Housing Owner-Occupied Housing Public Infrastructure Public Services
	<b>Funding</b>	CDBG: \$437,450
	<b>Description</b>	General administration, management, and oversight of Washington County's CDBG program. The CDBG funded portion of Admin is no longer sufficient to fund the Admin program budget. General fund dollars are being requested to fill the gap between expenditures and federal revenues. The admin budget this year includes funding for both fair housing planning and consolidated planning, both of which occur once every five years. The CDBG amount does not exceed the 20% cap set under the regulations [calculation was based on 20% of the HUD grant]. Matrix Code: 21A
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	328 West Main Street, Suite 100, Hillsboro, OR 97123

	<b>Planned Activities</b>	CDBG funding will be provided to support administrative costs associated with carrying out the 2019 Action Plan Annual Goals and Priority needs. Should additional program income generated in this fiscal year be greater than projected, Office of Community Development may apply up to 20% of that amount to address administrative expenses incurred through June 30, 2020. Any unspent CDBG Administrative funds at the end of the year will be used to cover HOME expenditures.
<b>16</b>	<b>Project Name</b>	Community Action - Emergency Solutions Grant
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$181,923
	<b>Description</b>	Funding will support eligible activities that serve individuals and families with a total household income at or below 30% Area Median Income (AMI), that meet the definition of homeless or at-risk of becoming homeless, depending on the activity to be undertaken. Further discussion of ESG-funded activities can be found under the Planned Activities section.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 60 households that are extremely low-income (30% AMI and below) and meet the definition of "literally homeless" will be assisted with Rapid Re-housing activities, including rent and/or financial assistance and Housing Relocation and Stabilization services.
	<b>Location Description</b>	Services provided countywide. Administrative activities for general oversight of the ESG program will be undertaken by Washington County Office of Community Development, located at 328 West Main, Suite 100, Hillsboro. Rapid re-housing activities will be delivered primarily through Community Action's Multi-purpose facility located at 1001 SW Baseline, Hillsboro.
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	Office of Community Development - Housing Rehabilitation Administration

	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance
	<b>Needs Addressed</b>	Rental Housing Owner-Occupied Housing
	<b>Funding</b>	CDBG: \$382,966
	<b>Description</b>	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs. The Housing Rehab Admin budget is \$296,017 in CDBG Entitlement plus \$86,949 in prior year resources. The total budget reflects costs for an additional Housing Rehab staff person. The prior year funds to support this program were originally NSP program income which the Policy Advisory Board approved the use of to support the Housing Rehab Program as we seek out other funding to augment the program. Matrix Code: 14H
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Households served will be reported under the respective rehabilitation activity.
	<b>Location Description</b>	328 West Main Street, Suite 100, Hillsboro, OR 97123
	<b>Planned Activities</b>	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs.
<b>18</b>	<b>Project Name</b>	REACH - 1st and Main
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	New Construction of Affordable Rental Housing
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$1,200,000

	<b>Description</b>	The 1st and Main project will construct fifty-four (54) units of affordable housing for low-to-moderate income families. It will include 25 one-bedroom units, 25 two-bedroom units and 3 three-bedroom units. Six units will be HOME assisted and eight units will be project-based Section 8 vouchers. The project will also utilize Housing Trust funds, Low Income Housing Tax Credits (LIHTC) and Phase I Metro Bond Funds. The site has a walk score of 95 and the transit score is 69 with the TriMet buses one block away and the Beaverton Transit Center just 10 blocks away.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty-four (54) low to moderate income families
	<b>Location Description</b>	The project is located on the eastern half-block consisting of four tax lots on the block bordered by SW 1st Street to the north, SW Main Avenue to the east and SW 2nd Street to the south.
	<b>Planned Activities</b>	The HOME funds will be used to carryout construction-related activities associated with the development of the project.
<b>19</b>	<b>Project Name</b>	Bienestar - CHDO Operating Grant
	<b>Target Area</b>	
	<b>Goals Supported</b>	New Construction of Affordable Rental Housing
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$64,698
	<b>Description</b>	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	220 SE 12th Avenue, Suite A-100, Hillsboro, OR 97123 (administrative offices).

	<b>Planned Activities</b>	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.  CARES Act Funding: Additional allocation added pursuant to HUD allowance
<b>20</b>	<b>Project Name</b>	Community Partners for Affordable Housing, Inc. - CHDO Operating Grant
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	New Construction of Affordable Rental Housing
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$78,453
	<b>Description</b>	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	6380 SW Capitol Highway, Suite 151, Portland, OR 97239 (administrative offices).
	<b>Planned Activities</b>	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.  CARES Act Funding: Additional allocation provided based on HUD Allowance.
<b>21</b>	<b>Project Name</b>	Office of Community Development - HOME Administration
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	New Construction of Affordable Rental Housing
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$227,896
	<b>Description</b>	Oversight, management, and monitoring for the HOME Program..
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	328 West Main Street, Suite 100, Hillsboro, OR 97123
	<b>Planned Activities</b>	<p>HOME funds will be used to provide funding for staffing and administrative costs of the program. The admin budget is made up of: \$227,896 (10% of the HOME grant) plus \$207,947 carryforward Admin unused from prior years for a total of \$435,843. The HOME Program Admin budget reflects a portion of the Program Manager’s time as well as the additional costs associated with the Consolidated Plan and Fair Housing planning efforts which occurs once every five years. 10% of the grant amount is estimated to be \$192,850 which is not sufficient to cover the cost of this program. Unused carryforward admin funds will augment the budget.</p> <p>CARES ACT Funding: HUD has approved PJs the ability to apply up to twenty-five (25) percent of its FY2019 and FY2020 allocations and program income received for administrative and planning costs. This office feels that accepting 25% for administrative costs is excessive and would ultimately remove funds from HOME projects. The total cost of the FY2019 HOME administration is \$227,896, while the HUD Admin allocation previously was \$158,795. OCD will increase the HOME ADMIN for PY2019 by 69,101.</p>
<b>22</b>	<b>Project Name</b>	Unobligated HOME funds
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	New Construction of Affordable Rental Housing
	<b>Needs Addressed</b>	Rental Housing
	<b>Funding</b>	HOME: \$978,708
	<b>Description</b>	These funds will remain unallocated to a project at this time and will be added to a project underway if additional funds are needed or will be carried over to the next funding round.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not known at this time
	<b>Location Description</b>	Not known at this time
	<b>Planned Activities</b>	Not known at this time
<b>23</b>	<b>Project Name</b>	CDBG-CV1 and CV3 Community Action Rent Assistance
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Projects That Implement 10 Year Plan Strategies
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG-CV3: \$583,078 CDBG-CV: \$748,000
	<b>Description</b>	Community Action will provide up to three months of assistance (or up to any maximum threshold set by HUD) to households impacted by COVID. 249 households equal approximately 620 people. If HUD waives the current maximum of three months, the number of people to be served will be reduced.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<i>620 Persons (249 households)</i>
	<b>Location Description</b>	<i>1001 SW Baseline, Hillsboro 97123</i>
<b>Planned Activities</b>	<i>CDBG-CV funds will be used to pay for rent assistance payments for people impacted by COVID-19. Maximum number of payments as allowed by HUD regulations (currently set at 3 months). The payments will be made to landlords on behalf of the beneficiary</i>	
<b>24</b>	<b>Project Name</b>	CDBG CV1 and CV3 Microenterprise Business Technical Assistance
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Supportive Services
	<b>Needs Addressed</b>	Economic Development

	<b>Funding</b>	CDBG-CV3: \$40,000 CDBG-CV: \$300,000
	<b>Description</b>	Washington County will support business technical assistance to small business (microenterprises) with no more than five employees including the owner. The owners must be able to demonstrate impact by COVID-19. Technical assistance includes one-on-one technical assistance or classroom services as well as access to loans and IDAs. Microenterprise Services of Oregon (MESO) and Adelante Mujeres will receive funding for one year and an additional amount will be set aside for a subsequent year assuming the agencies are able to document continuing impact from COVID-19.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	160 small businesses
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• 12525 SW 3rd Street Beaverton 97005</li> <li>• 2030 Main St, Suite A, Forest Grove, OR 97116</li> <li>• Serving Washington County residents exclusive of Hillsboro and Beaverton</li> </ul>
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• CDBG-CV funds will be used to support the staffing for the provision of technical assistance as well as other costs such as operating/office supplies and indirect costs. Should funds be left over from this work after year 2, remaining funds may be moved to Community Action to support rent assistance.</li> </ul>
25	<b>Project Name</b>	CDBG CV1 and CV3 Administration
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Projects That Implement 10 Year Plan Strategies Assistance to Affordable Rental Properties Supportive Services
	<b>Needs Addressed</b>	Homelessness Rental Housing Public Services

	<b>Funding</b>	CDBG-CV3: \$140,000 CDBG-CV: \$263,034
	<b>Description</b>	Administration and planning for COVID-19 CARES Act CDBG-CV funding.  Should the Office of Community Development not utilize the full amount for Administration, the funds will be moved to CDBG-CV3 Family Promise. *  *Unused CDBG CV3 Office of Community Development Administration funds have been added to CDBG-CV3 Family Promise project.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	328 West Main Street, Suite 100, Hillsboro, OR 97123
	<b>Planned Activities</b>	CDBG-CV funds will be used to support the Administration and oversight of the CARES Act CDBG-CV programming.
26	<b>Project Name</b>	ESG CV Rapid Rehousing Rent and Financial Assistance
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG-CV: \$596,449

	<b>Description</b>	Washington County will fund Rapid Rehousing rent and financial assistance, homelessness prevention rent and financial assistance, street outreach, shelter services and Administration. Community Action will be awarded \$506,449 to provide rapid rehousing rent and financial assistance (\$211,449) to 78 individuals, homeless prevention rent and financial assistance (\$250,000) to 120 individuals, and street outreach (\$45,000) to 150 individuals. The Department of Housing Services will be awarded \$90,000 for the Countys Severe Weather Shelter system to serve approximately 700 individuals. The Severe Weather Shelter Response Plan must be supported to ensure there are shelter beds and meals for the homeless during the cold winter months with a focus on preventing disease transmission during the COVID pandemic.ESG-CV funds will be used to support the staffing costs, supplies and leased space for the severe weather shelter.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<i>Up to 1,048</i>
	<b>Location Description</b>	<i>1001 SW Baseline, Hillsboro OR 97123 111 NE Lincoln, Hillsboro, OR 97124</i>
	<b>Planned Activities</b>	<i>ESG-CV funds will be used to provide rent and financial assistance under rapid rehousing and prevention. ESG-CV funds will provide support for the staffing needed for street outreach which may include some supplies. ESG-CV funds will be used to support the staffing costs, supplies and possible leased space for the severe weather shelter.</i>
<b>27</b>	<b>Project Name</b>	ESG CV ADMIN
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	ESG-CV: \$66,272

	<b>Description</b>	The Office of Community Development will retain \$66,272 for Administration. Must be able to demonstrate impact by COVID-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	328 W Main Street, Suite 100, Hillsboro, OR 97123
	<b>Planned Activities</b>	<i>The Office of Community Development will utilize ESG-CV funds to support the cost of program administration.</i>
28	<b>Project Name</b>	ESG CV 2 Rapid Rehousing Rent and Financial Assistance
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG-CV 2: \$1,992,721
	<b>Description</b>	Washington County will fund Rapid Rehousing rent assistance, street outreach, shelter services and Administration. Community Action will be awarded \$1,224,721 to provide rapid rehousing rent to 45 household and street outreach (\$368,000) to 700 individuals. The Department of Housing Services will be awarded \$400,000 for the County's Severe Weather Shelter system to serve approximately 150 individuals. The Severe Weather Shelter Response Plan must be supported to ensure there are shelter beds and meals for the homeless during the cold winter months with a focus on preventing disease transmission during the COVID pandemic. ESG-CV 2 funds will be used to support the staffing costs, supplies and leased space for the severe weather shelter.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	<i>1001 SW Baseline, Hillsboro OR 97123</i> <i>111 NE Lincoln, Hillsboro, OR 97124</i>
	<b>Planned Activities</b>	ESG-CV 2 funds will be used to provide rent and financial assistance under rapid rehousing and prevention. ESG-CV 2 funds will provide support for the staffing needed for street outreach which may include some supplies. ESG-CV 2 funds will be used to support the staffing costs, supplies and possible leased space for the severe weather shelter.
29	<b>Project Name</b>	ESG CV 2 ADMIN
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG-CV 2: \$221,413
	<b>Description</b>	The Office of Community Development will retain \$60,000 for Administration and Community Action Organization will be allocated \$161,413 for administrative expenses related to management of the ESG program. Must be able to demonstrate impact by COVID-19
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	<i>328 W Main Street, Suite 100, Hillsboro, OR 97123</i>
<b>Planned Activities</b>	The Office of Community Development will utilize ESG-CV funds to support the cost of program administration	
30	<b>Project Name</b>	CDBG-CV 3 Washington County Housing Services Respite Center, Safe Sleep RV Program
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG-CV3: \$350,000

	<b>Description</b>	Funding to support the Respite Shelter in order to provide safe shelter for people impacted by the COVID pandemic: COVID positive persons, persons awaiting test results and persons exposed to the virus who must isolate
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	180 Persons
	<b>Location Description</b>	111 NE Lincoln, Hillsboro, OR 97123
	<b>Planned Activities</b>	Funding to support the Respite Shelter in order to provide safe shelter for people impacted by the COVID pandemic: COVID positive persons, persons awaiting test results and persons exposed to the virus who must isolate
31	<b>Project Name</b>	CDBG-CV 3 Family Promise
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV3: \$540,000*
	<b>Description</b>	Washington County will fund Family Promise affiliates to provide shelter through hotel vouchers to move people from the street to non-congregate settings to provide for safe, sanitary shelter while waiting for connections to housing. Family Promise affiliates will also provide homeless prevention services in the form of financial assistance. These programs are deemed a critical piece of the COVID public health response and are still critically needed. Funding from the CRF is no longer available and this is considered a high priority use for CDBG. Possible recipients of the funds are Family Promise of Tualatin Valley, Family Promise of Beaverton and Family Promise of Washington County.  *Unused CDBG CV3 Office of Community Development Administration funds have been added to CDBG-CV3 Family Promise project.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	130 households
	<b>Location Description</b>	183 SE 6th Street, Hillsboro, OR 97123
	<b>Planned Activities</b>	The three (3) affiliates of Family Promise will provide non-congregate shelter. The County is working with the 3 affiliates to determine how to best contract the funds.
<b>32</b>	<b>Project Name</b>	CDBG-CV 3 Shower Truck Acquisition
	<b>Target Area</b>	Washington County
	<b>Goals Supported</b>	Homeless Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG-CV3: \$200,000
	<b>Description</b>	Washington County will conduct a competitive process to select one or more agency proposals for the purchase of a shower truck(s) for those who are homeless and on the streets. This need has been conveyed in consultations efforts as part of the COVID response.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,500-3,000 homeless persons will be served over course of project
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Washington County will conduct a competitive process to select one or more agency proposals for the purchase of a shower truck(s) for those who are homeless and on the streets. This need has been conveyed in consultations efforts as part of the COVID response.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

CDBG projects will serve residents within Washington County, excluding City of Beaverton and City of Hillsboro which have their own CDBG entitlement.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Washington County	100

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

This Strategic Plan does not designate any geographic area as a priority, CDFI Area, Local Target Area or Strategy Area. The needs in Washington County and the cities of Hillsboro and Beaverton are great and spread throughout the County.

### **Discussion**

# Affordable Housing

## AP-55 Affordable Housing - 91.420, 91.220(g)

### Introduction

Washington County, in conjunction with the City of Beaverton and the City of Hillsboro, will continue to foster development and preservation or maintenance of affordable housing development in 2019 utilizing HOME funds. CDBG funds will be used for rent assistance and rental and owner-occupied housing rehab programs in all areas of Washington County with the exception of Beaverton and Hillsboro. Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of 54 units of affordable rental housing. The Office of Community Development HOME Program coordinates with the Housing Authority of Washington County to encourage use of project based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2019 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties.

The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2019 to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Corporation (CHDO).
- Providing an additional benefit to Tier 1 CHDOs by setting aside 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments in Washington County.
- Allocation of 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes.
- Streamlining Reporting initiative involving Oregon Housing Community Services and other jurisdictions in the state to reduce the duplicative monitoring and reporting requirements resulting from having multiple funding entities invest in individual projects.
- Washington County will continue to consider other planning strategies that will facilitate the construction or rehabilitation of affordable housing, such as affordable housing tools amongst its jurisdictions such as system development charge waivers and property tax abatement. The collection of strategies in Table 6-4 of the Consolidated Plan calls for creating model guidelines and approaches that can be customized to fit an individual jurisdiction's circumstances.
- Washington County's Long Range Planning will address a number of affordable housing Tier 1

work tasks which are described in later sections.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	8
Non-Homeless	90
Special-Needs	0
Total	98

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	54
Rehab of Existing Units	44
Acquisition of Existing Units	0
Total	98

**Table 7 - One Year Goals for Affordable Housing by Support Type**

## Discussion

Affordable housing activities will include construction of fifty-four (54) new rental units. The 1st and Main project, located in Beaverton, will construct fifty-four (54) units of affordable housing for low-to-moderate income families. An estimated forty-four (44) existing units will be rehabilitated serving non-homeless households. This will include four (4) households assisted through the County’s Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program and ten (10) households served through the Rebuilding Together home repair program. In addition, an estimated thirty (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 220 additional people through the Community Action Weatherization programs, but those number are not included as part of the affordable housing total.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

Public housing was established by the federal government to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Residents of public housing pay approximately 30% of their monthly adjusted household income for rent. The Housing Authority of Washington County (HAWC) operates 243 units of public housing located at scattered sites across Washington County, including the City of Beaverton and the City of Hillsboro. 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.

### **Actions planned during the next year to address the needs to public housing**

In general HAWC Public Housing properties are in good condition. HAWC continues to educate residents on the proper care of their unit through the use of quarterly Newsletters and monthly inspections. Other actions to maintain the properties include capital repairs or replacements using the Capital Fund Program. The Capital fund program also includes the Replacement Housing Fund. This fund was used to purchase one additional Public Housing unit for \$369,900 in late October 2017. The unit is currently being rehabbed and will come on line in March 2018 bringing the total of Public Housing units to 244.

At the end of 2014, the Housing Authority engaged EMG Corporation to conduct a Green Physical Needs Inspection of all Public Housing units. This inspection not only included the standard physical review but and energy and environmental review of the properties. The inspection results were then uploaded into the new HUD web site which will be used in the future by HUD to assist in determining the amount of Capital Funds required to maintain the properties in a decent, safe and sanitary condition. HAWC has already began addressing select physical issues and implementing several energy efficient changes. Recent changes in the Capital Funds budget program (EPIC) has more closely associated energy conservation with the use of these funds.

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

The HAWC makes a concerted effort to engage resident participation in various areas of Housing Authority activity, to include homeownership programs. This includes meetings of the Resident Advisory Board (RAB) and client Newsletters. There were two semi-annual RAB meetings this past year, but the vision is to have four quarterly meetings per year moving forward. Currently, there are two Public Housing clients on the Housing Advisory Committee and one on the Housing Authority Board of Directors. Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency program in addition to sponsorship in the regional Workforce Systems jobs program. Individuals in these programs are also encouraged to open an Individual Development Account (IDA) for future use towards several goals such as a home purchase or educational costs. FSS funds are matched

by HUD at a percentage based on the reduction of rental assistance. IDA funds are matched at the rate of 3 to 1.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Housing Authority of Washington County is designated as a High Performing Agency.

**Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

Homelessness is a community concern with no jurisdictional boundaries and can best be addressed through a comprehensive plan implemented through collaborative partnerships to care for this most vulnerable population. In 2007-08, Washington County Department of Housing Services led a community-wide effort to create “A Road Home: Ten Year Plan to End Homelessness”. The 2015-2020 Consolidated Plan recognized “A Road Home” as the County’s official homeless strategy. In 2018, Washington County completed a 6-month comprehensive community engagement process to develop the next phase of the plan called “A Road Home: Community Plan to Prevent and End Homelessness”, which updates the plan and extends it through 2025. The plan is organized around the following goals:

- Prevent people from becoming homeless
- Move people into housing
- Link people to appropriate services and remove barriers
- Increase income support and economic opportunities
- Expand data collection
- Implement public education on homelessness

This Action Plan identifies how to best deploy resources available through the Community Development Block Grant (CDBG), HOME Investment Partnership, and the Emergency Solutions Grant (ESG) programs. Washington County’s CDBG Program gives priority to public service projects that implement a strategy in “A Road Home”. Washington County has awarded funding to four different non-profits agencies for FY 2019 to carry out CDBG-funded projects that provide assistance to persons who are homeless or at-risk of becoming homeless. These projects will include Sunrise Homeless Connect, Washington County DAVS, HomePlate Youth Services and Boys and Girls Aid Safe Place for Youth. FY 2019 HOME funds will include the construction of the REACH – 1st and Main project, a 54-unit apartment complex.

Washington County will use FY 2019 ESG funds primarily for rapid re-housing activities. The reduction in County ESG funds from previous years used for street outreach, emergency shelter operations, and homeless prevention will be offset by a comparable increase in State funds administered through Community Action for these activities so that the total distribution of funds administered by Community Action relative to these different activities to address homelessness in the Washington County Continuum of Care network will remain approximately the same.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their**

## **individual needs**

The one-year Action Plan goals to support outreach activities to homeless persons and assessing their individual needs align with “A Road Home” by supporting strategies to link people to appropriate services and removing barriers and improve and expand Homeless Outreach and Engagement. The engagement of unsheltered persons is performed through a collaborative network of homeless outreach staff, daytime walk-in centers providing basic need resources, and community partners that include 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, that serves as Washington County’s coordinated 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. It should be noted that the cost of supporting such a system is high. Our community sustains this system primarily through the investment of State funds.

Community Action will use Emergency Housing Assistance (EHA) funds to support street outreach activities targeted to homeless singles and families without children. Services will be targeted to engagement, case management, emergency health services, emergency mental health services, and or transportation activities. The three agencies in Washington County that currently provide street outreach services to the homeless are Open Door Counseling Center, Luke-Dorf, Inc., and HomePlate Youth Services.

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

The one-year Action Plan goals to support emergency shelter and transitional housing needs of homeless persons align with “A Road Home” by supporting strategies to increase availability of transitional housing programs, creating an efficient and effective system for runaway and homeless youth to access short-term (emergency) shelter, and increasing access to case management and supportive services for clients receiving rental assistance. Though not named as a specific strategy in “A Road Home”, funding for operations of shelters continues to be a priority because funding for these activities can be limited and shelter still serves a crucial element in the road to transitioning individuals and families from homelessness into permanent housing.

The Shelter Network in Washington County is made up of six shelters. These include the Community Action Shelter, Family Promise of Washington County, Family Promise of Beaverton, the Good Neighbor Center, Boys and Girls Aid Safe Place for Youth, and the Domestic Violence Resource Center (Monika’s House). The Shelter Network works collaboratively to find other housing options, or if none, shelter opportunities within the network of shelters so as to prevent households from living on the street. The nonprofit shelter network provides emergency shelter for persons fleeing domestic violence, families with children, and runaway/homeless youth. Emergency Shelter and Transitional Housing provide

homeless with safe temporary housing while more permanent housing can be located.

Community Action will use Emergency Housing Assistance (EHA) and State Homeless Assistance Program (SHAP) funds to support Emergency Shelter activities in Washington County's Shelter Network. In addition, Washington County's local safety levy will provide \$842,552 funds for shelter operations. Washington County, through a partnership with agencies and the faith-based organizations, also has a Severe Weather Shelter Response Plan to activate emergency shelters in times of freezing and inclement weather providing more than 9,000 bed stays annually.

**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 one-year Action Plan goals support the transition of homeless persons to permanent housing by aligning with "A Road Home" goals to provide support to Housing First strategies, including rapid re-housing and permanent supportive housing. The vision of a single-point entry system to access an array of housing and service programs is outlined in "A Road Home". The system - Community Connect –seeks to divert people from entering emergency shelter, when possible, and support their rapid re-housing into permanent housing with a lease in the formerly homeless individual's name. When this is not possible, the shelter and transitional housing programs focus on providing emergency basic needs in addition to case management services that supports the development of a housing plan, and focus on increased economic supports through earned income and access to mainstream resources. The end goal is always permanent housing.

Community Action will receive an estimated \$156,348 in ESG funds to support Rapid Re-Housing activities; including rent assistance, financial assistance, and housing relocation and stabilization services to serve approximately 60 households.

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

The one-year Action Plan goals to support low-income persons from becoming homeless align with the

“A Road Home” by supporting strategies to:

- Implement a Universal Point of Referral for At-Risk Tenancies (Community Connect) to remove barriers to accessing resources, thus preventing homelessness and providing a rapid entry system to re-housing for homeless persons.
- Supporting Homeless Prevention and Rapid Re-Housing and One-Month Emergency Rental Assistance programs to prevent homelessness as a result of episodic incidents coupled with underemployment, unemployment or related economic factors.
- Supporting prevention of homelessness for runaway and unaccompanied youth, including Family Mediation and Reunification Services.

Washington County certifies yearly that there are policies regarding discharge planning to minimize homelessness following discharge from publicly funded institutions. Protocols are outlined that deal with youth exiting foster care, persons leaving the health care system, persons leaving the Oregon State Hospital and inmates released from correctional facilities. In summary, Oregon's Department of Human Services' Child Welfare Division prepares individual discharge plans for youth leaving the foster care system. The transition plan is carried out through three different Independent Living Programs. 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. Washington County's Mental Health and the Oregon State Hospital have entered into an agreement concerning policies and procedures to be followed by the local program and the hospital when a patient is admitted and discharged. 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 Action works to prevent and end poverty for all low-income people living in Washington County and to prevent individuals from becoming homeless by providing greater access to affordable housing and support services that create opportunities for individuals and communities to thrive and prosper.

## **Discussion**

Consultation 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 not less than one homeless individual or formerly homeless individual in considering and making policies and 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 development of policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). Consultation with the HSSN Work Group took place on Friday, February 8, 2019. A second consultation with the full HSSN membership took place on Wednesday, March 6, 2019. All competitive public services projects this year are serving persons who are either homeless or at-risk of becoming homeless. There were no other public service projects serving special needs populations that are not homeless or at-risk.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The following barriers adversely affect public policies for affordable housing and residential investment in Washington County. These include Tier 1 and Tier 2 barriers. Tier 1 barriers include things that Washington County is unable to address locally, such as inadequate federal funding for affordable housing, federal programs that are not in alignment, lack of incentives to spur homeownership, conservative investment criteria for LIHTC (low income housing tax credit) investors, and a lack of alternatives to the LIHTC program. Tier 2 barriers include things that Washington County is able to affect locally, such as multiple reporting requirements from the multiple funding sources, the lack of system development charge exemption programs, vulnerability of community development corporations to financial instability, difficulty of providing service-enriched housing, multiple jurisdictions and multiple development pathways with each jurisdiction having its own planning and permitting process, affordable housing being one of several priorities, land costs, limited availability and likely impact of density bonuses, and the need for property tax exemption to be expanded as a tool. The County's strategies to address Tier 2 barriers appear in Chapter 6, Strategic Plan.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Washington County will continue to include strategies within the 2019 Action Plan that prioritize state and local funding sources for affordable housing, advocate for alignment of federal programs, streamline reporting requirements when possible (such as the Streamlining Compliance Initiative), and encourage affordable housing tools amongst its jurisdictions, including system development charge waivers and property tax abatement. Both the City of Beaverton and the City of Hillsboro recently approved a tax exemption for affordable housing. To address the vulnerability of community development corporations to financial instability and the difficulty of providing service-enriched housing, Washington County will continue to allow for reasonable developer fees for community development corporations, provide CHDO operating grants for Community Partners for Affordable Housing (CPAH) and Bienestar, and provide CDBG funds for resident services for CPAH and Bienestar affordable housing projects.

The passage of the ballot measure in November 2018 will allow the Metro Affordable Housing Bond to provide additional funding for the creation of affordable units within Washington County. Additionally, the State focuses on funding by enacting the Statewide Housing Plan.

The County's Department of Land Use and Transportation hired a full time Senior Planner specializing in housing in September 2016. This has allowed Land Use and Transportation to more actively implement land use policies to facilitate affordable housing. Actions in 2017 included increasing locations that allow

Retirement Housing Communities, updates to the parking code that include a reduced parking ratio for regulated affordable housing, and recommendations in the Aloha Tomorrow Final Report to support housing affordability. Actions in 2019 will include proposed Community Development Code (CDC) updates to better comply with Fair Housing recommendations and best practices, and proposed code revisions to mitigate barriers to housing development recommended through the Equitable Housing grant project. Other work in cooperation with Housing Services and OCD to support housing affordability may include further consideration of Transportation Development Tax/SDCs adjustments, exploration of local funding options such as CETs, and ongoing efforts to identify opportunities to improve housing affordability.

## **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The following is a discussion of the actions planned in 2019 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies. The proposed Washington County FY 19/20 budget includes the following affordable housing/homelessness initiatives:

- Homeless to Work Transitional Housing (Request = \$138,000) – Pass-through to Bridges To Change\*
- Homeless Program Administration (Request = \$305,881) \*
- HomeShare Program (Request = \$25,000) – Pass-through to Ecumenical Ministries of Oregon
- Project Homeless Connect (Request = \$1,500) – Pass-through to Sunrise Church\*
- Reentry Navigator Program (Request = \$218,500) – Request For Proposal (RFP)
- Housing Development Account Management (Request = \$136,035)
- Affordable Housing Development Activities (Request = \$30,000) \*
- Mary Mac Transitional Housing Program (Request = \$50,000) Pass-through to Domestic Violence Resource Center\*
- Chronic Health Case Manager (Request = \$46,500) \* Pass-through to Open Door Counseling Center
- Administrative Support (Request = \$105,838)
- Department of Health & Human Services Health Career NW Grant (HPOC) non-reimbursable indirect costs (Request = \$45,000)
- Community Connect (Request = \$95,000) - Pass-through to Community Action\*
- Prevention (short-term) Rent Assistance (Request = \$75,000) \* Pass-through to Community Action
- Renters Rights Hotline (Request = \$10,000) - Pass-through to Community Alliance of Tenants\*
- Housing Production Opportunity Fund (HPOF) (\$1M)
- Housing Services Financial Management \$161,154

\*Items with an asterisk reflect no increase from FY 18/19.

### **Actions planned to address obstacles to meeting underserved needs**

Developing housing for the underserved needs of homeless individuals is one of the most challenging aspects of affordable housing development. In Washington County, housing for extremely low income individuals (persons earning thirty percent MFI) continues to be a High Priority. HOME funds will be used

to leverage units supported by Section 8 Project-based vouchers for the creation of housing that is affordable to extremely low-income persons, attempting to create a financing structure with no debt payments, but also with an operating subsidy. Thus, housing for residents with incomes below thirty percent MFI is not only the most costly to create, but also requires identifying sources of 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 fifty or sixty percent MFI provide a bit of a cushion. With Metro Bond funding approved by the voters in November 2018, a greater emphasis will be given to structuring housing with full wraparound services to support those most in need.

### **Actions planned to foster and maintain affordable housing**

Washington County will continue to foster development and preserve/maintain affordable housing in 2019 utilizing HOME funds (and CDBG-funds for rental and owner-occupied housing rehab programs). Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of fifty-four (54) units of affordable rental housing. The Office of Community Development will continue to coordinate with the Housing Authority of Washington County to encourage use of project based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2019 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties. The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2019 to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Organizations (CHDOs)
- Providing an additional benefit to Tier 1 CHDOs by setting aside 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments (\$43,272 total to CPAH and Bienestar)
- Allocating approximately 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes (approximately \$500,000).
- Continuing participation in the Streamlining Reporting initiative involving Oregon Housing and Community Services and other jurisdictions in the state to reduce the duplicative monitoring

and reporting requirements.

- \$181,923 in ESG funding for Rapid Re-housing rental assistance

### **Actions planned to reduce lead-based paint hazards**

There are relatively few cases of lead hazards noted in housing in Washington County based on local data. While there are over 80,000 housing units built before 1980 in Washington County, less than one-third of the housing units have children present. In May 2012, the Centers for Disease Control and Prevention (CDC) revised the level at which children are considered to have too much lead in their blood. Based on the absence of an identified blood lead level (BLL) without deleterious effects, combined with the evidence that these effects appear to be irreversible, CDC eliminated the term “level of concern” and adopted a new BLL reference value of  $\geq 5$   $\mu\text{g}/\text{dL}$ . According to the Oregon Health Authority, from 2010-2017 a total of 805 Oregon children had confirmed BLLs of  $\geq 5$   $\mu\text{g}/\text{dL}$ . Of those children, 227 had confirmed elevated blood lead levels  $\geq 10$   $\mu\text{g}/\text{dL}$ . While the number of children with BLL  $\geq 10$   $\mu\text{g}/\text{dL}$  declined from 2003-2013, it has remained relatively flat since 2013. In Washington County from 2010-2015, 1255 children were tested for lead and 107 children had confirmed BLLs of 5-9  $\mu\text{g}/\text{dL}$  and two children had confirmed BLLs  $\geq 10$   $\mu\text{g}/\text{dL}$ .

The Washington County Community Development Housing Rehabilitation Coordinator is currently certified as a lead-based paint risk assessor, but the County will continue to contract out risk assessments for lead. In addition, the HOME Investment Partnerships Program rarely sees rental and owner-occupied developments constructed prior to 1978 come in for funding. In the few instances it has occurred, these applicants already have clearance for lead-based paint hazards. While it is rare to fund HOME activities in housing built before 1978 that does not yet have clearance, Washington County will follow the Lead Safe Housing Rule to ensure any lead-based paint hazards are abated, mitigated and cleared when present in housing assisted with federal funds.

### **Actions planned to reduce the number of poverty-level families**

Washington County’s public service and rental/owner-occupied housing programs are the primary output-oriented vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the 2019 Action Plan include provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from the County’s A Road Home (CDBG). Several policies support these overarching goals. The County allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. Washington County also allocates a percentage of public service funding to support resident services at properties owned by local Tier 1 Community Housing Development Organizations. These resident services, receiving approximately \$43,272 in 2019 CDBG funding, are critical to ensuring that persons have pathways to achieving self-sufficiency while living in affordable

housing. Washington County's support for projects that implement A Road Home is carried out by additional points in the application process thereby supporting and leveraging resources to address homeless and at-risk households.

### **Actions planned to develop institutional structure**

There are strengths in the institutional delivery system. Collaboration, coordination and communication are strong in Washington County with relationships and advocacy in groups such as the Housing and Supportive Services Network of Washington County and the Coalition of Housing Advocates. 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 on-site 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 no overnight shelter beds for single men. There are a limited number of shelter beds for women. There are no respite homes.

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include the countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action. The Homeless Management Information System (HMIS) has also been a strength within the service delivery point. 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. The gaps in the service delivery system include the fact that many of the supportive services are not targeted to homeless persons or those with HIV/AIDS. Funding is also erratic and inconsistent in meeting the needs within the service delivery system, especially given the needs in Washington County. There is a gap in permanent supportive housing models in Washington County that adequately integrate targeted supportive services with the permanent housing. Community Connect staff, and the group formed to provide oversight, is continually working to refine and address issues that arise. In addition, the HSSN will continue to work to address gaps. This will continue in FY 19/20.

Over the past year Washington County has worked together with Metro in preparation for the passage of the ballot measure in 2018. Continuing into the coming year, there will be a concerted effort to work together across jurisdictions and county departments to develop successful strategies and outcomes.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

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 participation in mainstream resources, including TANF, SNAP, public health plans, employment and housing services, and referred to programs for which they may be eligible. For health, case managers and agencies routinely look to enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act. Agencies such as Virginia Garcia Memorial Health Clinic look to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions. The previous year saw the loss of the Southwest Community Health Center from the healthcare system. For mental health, area agencies like Sequoia Mental Health Services, Luke-Dorf, 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 work closely with homeless services providers to provide access to mental health services. These agencies 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, agencies such as Luke-Dorf, Community Action and the 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 and a road to self-sufficiency. 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. These efforts will continue in FY 19/20. With the development of strategies related to the implementation of the Metro Affordable Housing Bond, Washington County continues to seek ways to coordinate housing and supportive services within the community.

## **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The following is a description of the program specific requirements under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) program, and the Emergency Solutions Grant (ESG) program.

As a result of both federal mandate and local policy, each of the County's entitlement programs require or encourage some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds. In addition, the County's CDBG funding process awards a higher point value to project proposals that will leverage significant additional resources. Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	107,764
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>107,764</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

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

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

In order to meet its HOME match obligation to construct the 1st and Main affordable housing project, REACH is including funding from match eligible sources like Beaverton URA Predevelopment Funds, URA Development Funds, Energy Trust of Oregon Incentives, Oregon Affordable Housing Tax Credits, OHCS General Housing Account Program Funds, OHCS Multifamily Energy Program Funds, Metro Transit Oriented Development Grant, Washington County Housing Production Opportunity Funds and donated land from the City of Beaverton. The total non-federal match from these sources is currently estimated at approximately \$4.09 million but when you apply the pro-rata share of HOME-assisted units, it will generate more than \$450,000 in match.

HOME is not being proposed to provide forms of assistance beyond those listed in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows:

Upon sale of the property or transfer of title, the HOME investment will be recaptured from the net proceeds. Only in cases where net proceeds (sales price minus loan repayment and closing costs) are insufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principle payments, and any capital improvement investment, will the HOME investment amount that must be recaptured be reduced.

In order to insure compliance with the recapture provisions, restrictions will be incorporated into each project Deed of Trust and Promissory Note and must be included in the signed written

agreement. The restrictions are as follows:

- The County reserves the right of first refusal;
- The property must be used as the purchaser's principal residence;
- No subleases are allowed;
- HOME funds must be repaid upon sale of the property; and
- In the event of foreclosure, all deed restrictions may be cancelled.

In addition, the HOME-assisted homebuyer may sell their unit at any time during the period of affordability to any willing buyer, and at the price the market will bear.

In cases where there is indirect and direct subsidy, the recapture amount will be limited to the direct subsidy amount only. The direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property (e.g. down payment assistance, purchase price buy-downs and funds for closing costs). Indirect subsidies include development subsidies provided to the nonprofit developer of the housing.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows:

Upon sale of the property or transfer of title, the HOME investment will be recaptured from the net proceeds. Only in cases where net proceeds (sales price minus loan repayment and closing costs) are insufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principle payments, and any capital improvement investment, will the HOME investment amount that must be recaptured be reduced.

In order to insure compliance with the recapture provisions, restrictions will be incorporated into each project Deed of Trust and Promissory Note and must be included into the signed written agreement. The restrictions are as follows:

- The County reserves the right of first refusal;
- The property must be used as the purchaser's principal residence;
- No subleases are allowed;
- HOME funds must be repaid upon sale of the property; and
- In the event of foreclosure, all deed restrictions may be cancelled.

In addition, the HOME-assisted homebuyer may sell their unit at any time during the period of

affordability to any willing buyer, and at the price the market will bear.

In cases where there is indirect and direct subsidy, the recapture amount will be limited to the direct subsidy amount only. The direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property (e.g. down payment assistance, purchase price buy-downs and funds for closing costs). Indirect subsidies include development subsidies provided to the nonprofit developer of the housing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multi-family housing in FY 2019.

### **Emergency Solutions Grant (ESG)**

1. Include written standards for providing ESG assistance (may include as attachment)

Agencies receiving ESG funds will be monitored annually to ensure that program guidelines are being followed. Monitoring procedures will be conducted similarly to the HPRP program, including verification of income and homeless documentation. In addition, before reimbursement can be made verification will be required including certification of homelessness, lease documents, and income calculations, as well as cancelled checks and invoices. In addition, the contract requires quarterly reimbursement requests, certification of match, and timely expenditure of funds.

An expanded version of ESG written standards can be found on the County Website at:

<http://www.co.washington.or.us/CommunityDevelopment/policies.cfm>

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Agencies receiving ESG funding must use a barrier level assessment tool as part of complying with policies and procedures for Washington County's coordinated and centralized assessment system called Community Connect. These policies and operating procedures have been adopted under the local Continuum of Care (CoC) in Washington County, commonly referred to as the Housing and Supportive Services Network (HSSN). Grant recipients and subrecipients under the CoC and ESG Programs must use Community Connect which was established by the HSSN, in accordance with requirements established by HUD, to ensure that screening, assessment, and referral of program

participants is consistent with the written standards established.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Washington County commenced a consultation process with its Continuum of Care, through its Housing and Supportive Services Network (HSSN), to provide for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under ESG. Policies and other decisions resulting from this consultation process include how to allocate the ESG funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards and evaluating outcomes, and policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). The consultation process is a three step process. First, OCD staff assesses the need for changes to the program based on emerging issues and/or historical trends in administration of the ESG contract. OCD then consults with the HSSN Work Group on the proposed allocation method (activities, dollar amounts, etc). And then the consultation is taken to the full HSSN group for feedback, discussion, etc. The decision to allocate directly to Community Action was the result of past experience with the HPRP program, administrative capacity of the organization as a recipient of state and federal funding and the size of the ESG formula grant relative to undertaking a proposal process. It was decided in partnership with the HSSN to use FY 2019 ESG funds primarily for rapid re-housing activities. The reduction in County ESG funds from previous years used for street outreach, emergency shelter operations, and homeless prevention will be offset by a comparable increase in State funds administered through Community Action for these activities so that the total distribution of funds administered by Community Action relative to these different activities to address homelessness in the Washington County Continuum of Care network will remain approximately the same. The decision was made as a part of the consultation process – not by Community Action.

OCD's decision to retain the ESG administrative funds was made to support the in-house staffing costs to administer this grant. The County's Policy Advisory Board maintains overall responsibility and oversight over the program for the approval of program policies and projects under the ESG program as an advisory body to the Board of County Commissioners.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Washington County Office of Community Development (OCD) consulted with members of the

Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area to discuss the activities to be funded under regulatory guidelines of ESG. The HSSN Strategic Planning Workgroup members were asked to attend a meeting held on February 8, 2019 and the HSSN at-large was asked at their monthly meeting held March 3, 2019 to assist in the consultation process. Participants of these meetings included current recipients under the Emergency Solutions Grant program, former HPRP recipients, formerly homeless individuals, and other service providers in the area representing all segments of the CoC including domestic violence providers, permanent supportive housing providers, emergency shelter providers, and emergency service providers.

5. Describe performance standards for evaluating ESG.

During the past year, OCD has used specific performance objectives and outcomes for all of its programs based on consultations with the HSSN. Refer to Table 6-1, ESG Performance Objectives and Standards by Activity, for more information on how Washington County will work to align performance outcome data with the federal objectives and standards governing the use of ESG funding.

Maps have been appended to the 2019 Action Plan to indicate the type and location of projects and services that will be funded under the Washington County Consortium's HOME, ESG and CDBG programs, as well as the type and location of projects that will be funded under the City of Beaverton and the City of Hillsboro's CDBG program.

A summary of the impediments to fair housing, as identified in Washington County and the City of Beaverton's 2012 Analysis of Impediments, was included in NA-05 of the 2015-2020 Consolidated Plan. A list of activities that will be undertaken in 2019 has been included as in this section to further describe those specific actions that the Washington County Consortium, the City of Beaverton and the City of Hillsboro's plan to implement to address these impediments in the 2019 program year.